

**McNally
Handy**

FOR SALE



Apartment 1, 32 THE COOMBE, DUBLIN 8

FIRST FLOOR | ONE-BEDROOM APARTMENT | 56.48 SQ M



DESCRIPTION

A beautifully presented first-floor apartment in the heart of Dublin 8, 32 The Coombe combines the character and atmosphere of one of Dublin’s most historic neighbourhoods with a bright and stylish contemporary interior.

Extending to approximately 56.48 sq m (607.95 sq ft), the apartment offers well-proportioned accommodation throughout and is particularly appealing to those seeking a comfortable city residence or an excellent investment opportunity.

The generous open-plan living and kitchen area is filled with natural light, with a wonderful sense of character, with high ceilings, sash-style windows and an attractive fireplace complemented by a modern fitted kitchen.

The spacious double bedroom is well proportioned and has the benefit of shower room along with a private balcony providing valuable outdoor space — ideal for enjoying morning coffee or unwinding at the end of the day.

LOCATION

32 The Coombe is ideally positioned in the heart of Dublin 8, within the historic Liberties in Dublin city centre. The area is renowned for its rich history, distinctive architecture and vibrant community atmosphere.

The apartment is surrounded by an excellent selection of cafés, restaurants, and everyday amenities. The Liberties is particularly well known for its characterful streets, local markets, cafés, galleries and specialist shops, giving residents a genuine neighbourhood feel while remaining close to the centre of the capital.

The location also benefits from access to public transport, with nearby bus routes and the Luas Red Line providing convenient connections across the city.

The area is home to the Teeling Whiskey Distillery along with the Guinness Storehouse at the nearby St James’s Gate are key landmarks.



Sizes and dimensions are approximate, actual may vary. Property pix 2026

VIEWING

Strictly by appointment with McNally Handy
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QUOTING PRICE

€315,000

BER

BER Rating: Exempt

SERVICE CHARGE:

TBC

IMPORTANT NOTICE: These particulars are issued for guidance only. Any intending purchaser should satisfy themselves by inspection, survey or otherwise as to the accuracy of all statements, descriptions and measurements. No statement contained in these particulars constitutes a representation, warranty or part of any contract for sale. All measurements are approximate and photographs are provided for guidance only. Interested parties should undertake their own investigations regarding planning, services, fixtures, fittings and the condition of the property. All negotiations are to be conducted through McNally Handy.

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