

# 72 DERRYNANE SQUARE

Dorset Street Lower, Dublin 1



## Attractive Two Bedroom Apartment



Attractive two bedroom second floor dual aspect apartment in superb Cosgrave built modern development convenient to all amenities of the city centre





## THE PROPERTY

72 Derrynane Square is an attractive two bedroom second floor dual aspect apartment in superb Cosgrave built modern development in the heart of the city convenient to shops, restaurants, cafes, the IFSC, train station, buses, Luas, schools, colleges, DIT, universities, sports and leisure facilities. It is within walking distance of Henry Street, the Four Courts and Trinity College.

This apartment extends to 58 sq.m / 624 sq.ft and comprises an entrance hall, living room with dining area, fitted kitchen, two double bedrooms, one with en-suite, bathroom and store. It enjoys a pleasant outlook with dual aspect.

## ACCOMMODATION SCHEDULE

### Hallway:

With storage

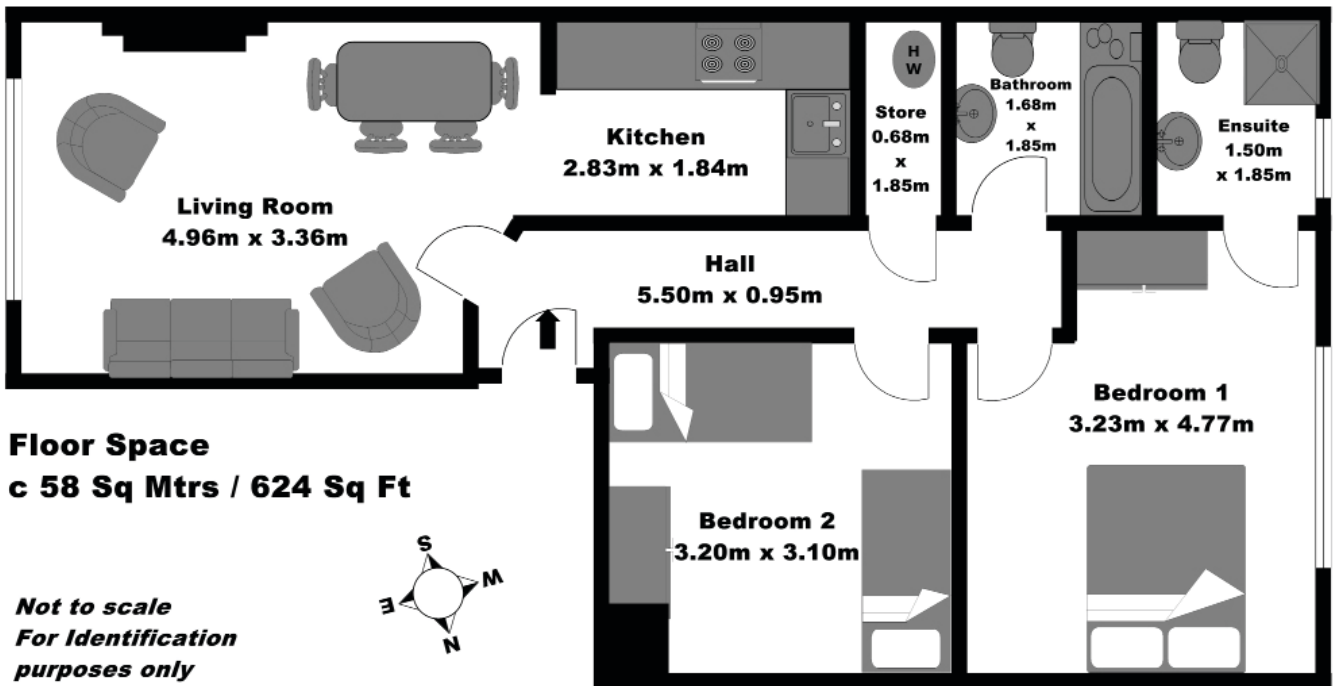
**Living / Dining Room:** 4.96m x 3.36m  
With kitchen off

**Kitchen:** 2.83m x 1.84m  
Kitchen with a full range of presses and built-in appliances.

**Bedroom 1:** 4.77m x 3.23m  
En-suite bathroom and built-in wardrobes.

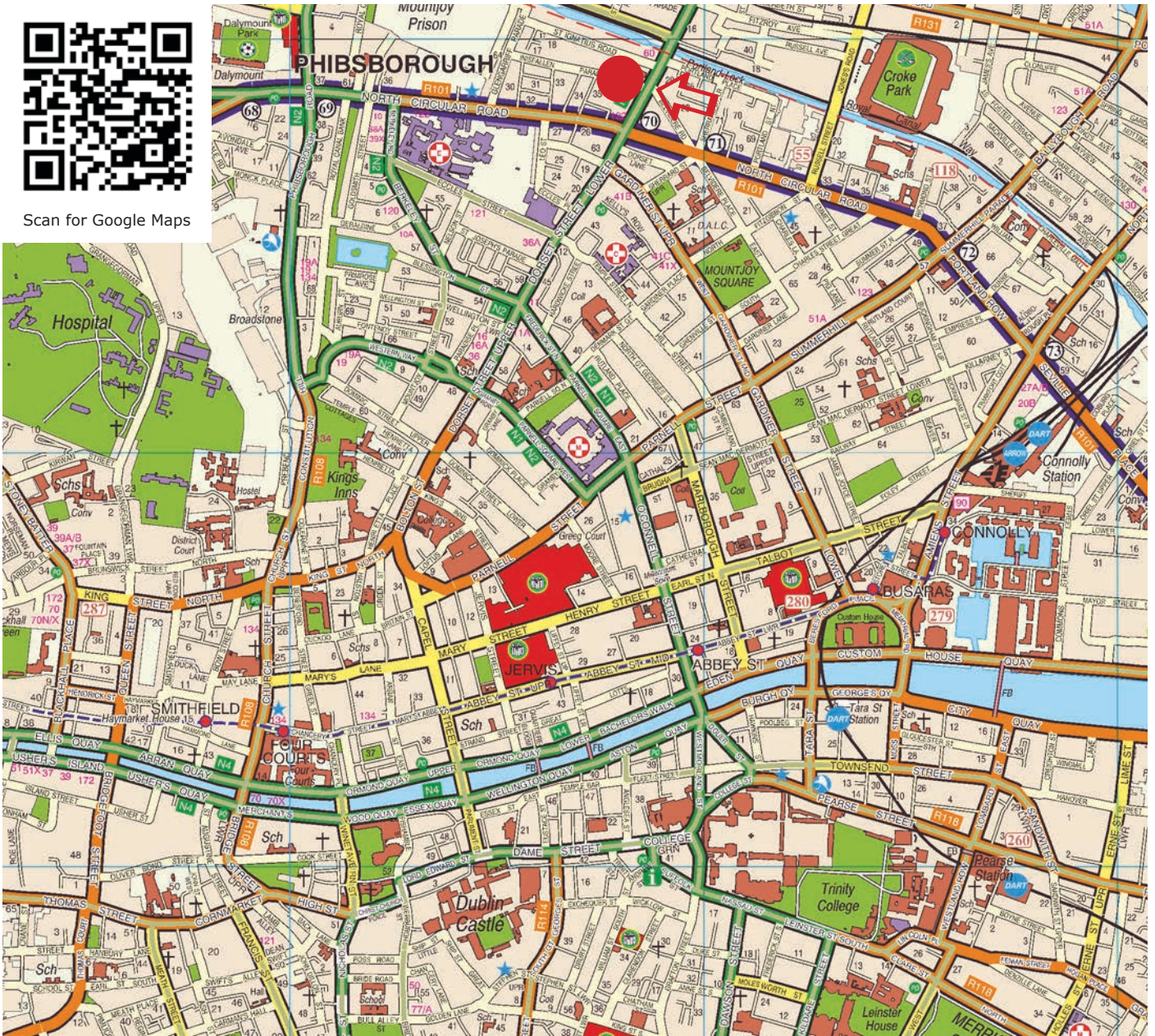
**Bedroom 2:** 3.20m x 3.10m  
Built-in wardrobes.

**Bathroom:** 1.85m x 1.68m  
Tiled and with high quality sanitary ware.





Scan for Google Maps



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## LOCATION MAP

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment

### BER Details:

BER E1

BER No.106724974

Energy Performance Indicator: 301.05 kWh/m<sup>2</sup>/yr



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