

**FOR SALE BY PRIVATE TREATY**



**Apartment 15, Block 7, Clarion Quay, IFSC, Dublin 1**

## Description

Most attractive, light filled two bedroom apartment with a designated parking space. This contemporary home is situated on the fourth floor of this modern development in the heart of the vibrant Docklands. Clarion Quay benefits from a most convenient location with a host of amenities on the doorstep. A Luas stop is across the street and access to the south city centre and Grand Canal Dock could not be easier. Other features include a west facing aspect with a terrace, fully equipped kitchen, energy efficient gas heating system, secure parking space and a fully tiled bathroom. The light filled and spacious interior comprises of an entrance hall, open plan living/kitchen/dining room, two double bedrooms and a bathroom. This property appeals to both owner occupiers and investors given the prime location and strong rental demand. Viewing is highly recommended!

## Location

The Docklands is Dublin's most desirable city quarter yet is only fifteen minutes from Grafton Street. Docklanders are spoilt for choice in terms of amenities. A range of trendy bars, cafes, restaurants and shops are on the doorstep. World class entertainers can be enjoyed on a weekly basis in the O2 and Grand Canal Theatre. The Luas provides easy access to the rest of the city and the Dart is less than a fifteen minute walk.

## Features

- Prime location
- Designated parking space
- Management charge €2,700 includes heating
- West facing aspect
- Well maintained interior
- Gas fired central under floor heating
- Strong rental market
- Lift servicing all floors
- Close to Dart and Luas

## Floor Area

c. 66 sq. m.



**Apartment 15, Block 7, Clarion Quay, IFSC, Dublin 1**



## Accommodation

### **Hall 4m x 2.2m**

Inviting entrance hallway including a hot press and an intercom system.

### **Living/kitchen/dining room 5.95m x 5.57m**

Bright open plan room with a west facing terrace over the central courtyard. Timber floor. Fully equipped kitchen with a marble work top.

### **Bedroom one 3.6m x 2.76m**

Double bedroom with a wardrobe

### **Bedroom two 3.63m x 3m**

Double bedroom with fitted wardrobes

### **Bathroom 2.19m x 1.68m**

Fully tiled with a white three piece suite.



## Price

On application

## Viewing

By private appointment

## Negotiator

Owen Reilly

## BER

C1

