



Custom House Square
Lower Mayor Street

33 BERESFORD HOUSE

CUSTOM HOUSE SQUARE,
LOWER MAYOR STREET, IFSC, DUBLIN 1

2 Bedroom 2nd floor apartment with car parking
c.58sq.m. / c.625sq.ft. 2 Double Bedrooms, Sunny Balcony



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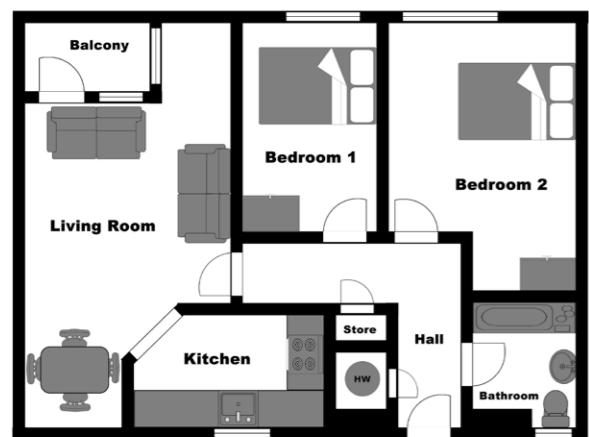


Property

Executive 2 bedroom apartment in the heart of the IFSC with balcony looking over Custom House Square. This 2nd floor apartment has 1 car parking space and is beside shops and restaurants.

Location

Located in the heart of the IFSC overlooking Custom House Square, directly beside the Luas stop for IFSC. The building is directly opposite National College of Ireland.



Not to scale
For identification
purposes only

Floor Area: c.58sq.m. / 625sq.ft.

Hall

c.1.00m x 3.33m & c.1.07m x 1.86m

Beech wood floor, thermostat control panel, hotpress, storage press, telephone point, intercom to main door.

Living Room

c.3.39m x 5.56m

Beech wood floor, elegant coving architrave, light fittings, great open plan space with living and dining area, table and four chairs, balcony door, tv point.

Kitchen

c.2.97m x 1.75m

Maple shaker style kitchen with stainless steel cooker, hob and extractor fan, Beko fridge, Hotpoint washer/dryer, complete wall and floor tiling, glass block window on to the central courtyard makes this kitchen bright and airy.

Bedroom 1

c.3.50m x 2.04m

Double bedroom, beech wood floor, full length window, fitted wardrobe, coving.

Bedroom 2 (master)

c.3.02m x 4.30m

Larger double bedroom, beech wood floor, full length window, fitted wardrobe, coving.

Bathroom

c.1.66m x 2.06m

White bathroom suite comprising WC, whb, bath with shower and shower screen, partial wall and floor tiling, glass block window adds light.

Balcony

c.2.13m x 1.10m

Small balcony with room for 1 table and 2 chairs. South Easterly facing balcony.





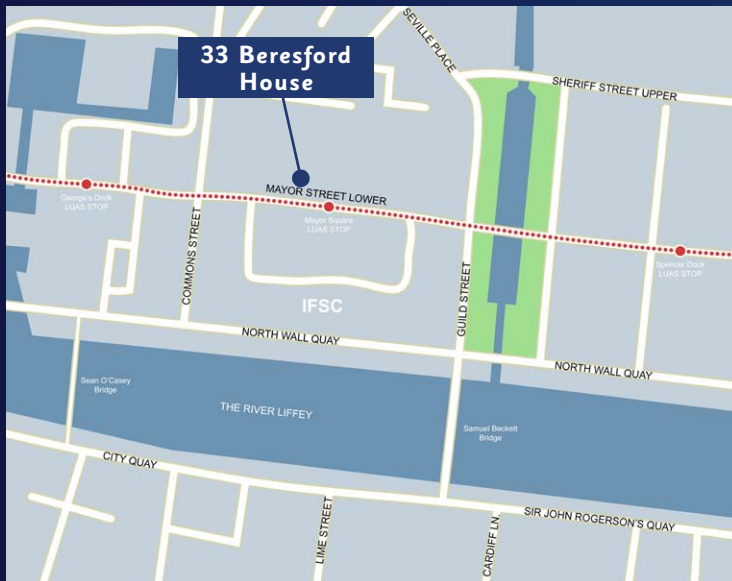
Features

- Sunny balcony on to Central Square.
- Parking space included.
- 2 double bedrooms.
- All kitchen appliances included.
- Beech wood floor throughout.
- Good condition.
- Directly beside Mayor Street Luas Stop.

- Natural gas fired central heating (approx. €70 every 2 months)
- Excellent rental location.
- 2nd Floor excellent view.
- Apartment pre-wired for security alarm.
- High ceilings throughout c.2.6m.
- Bright spacious apartment.
- Furniture contents available at additional cost.

Directions

Beside the Mayor Street Luas stop at Custom House Square. Located in the centre of the IFSC.



Property Management

Management Company: Custom House Square Management
 Management Agent: O'Dwyer Property Management Company
 Management Charge: €1,979 per annum

Car Parking

The property has an assigned parking space No. 261, located in the basement parking structure.

BER

B.E.R.: C2 182.47kWh/m²/yr
 B.E.R. Number: 016153893

Price

On Application.

Viewing

By appointment with Glenn Burrell, Finnegan Menton Ltd on 01 614 7900 or gburrell@finnegamenton.ie



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