

SMART

RESIDENTIAL



Apartment 5, 3 Railway Road
Clongriffin, Dublin 13

FOR SALE

Asking price €230,000



[smartproperty.ie](https://www.smartproperty.ie)

PSRA Licence No: 003506

SMART Property are delighted to present Apartment 5, 3 Railway Road, Clongriffin, Dublin 13, a spacious one-bedroom first floor property. The development and this property itself were constructed c.2006 and is presented vacant and move in ready, which could be a truly modern oasis in the heart of a growing city development.

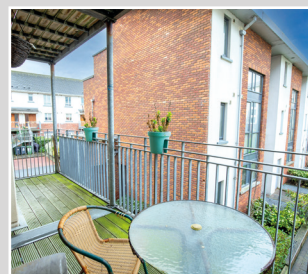
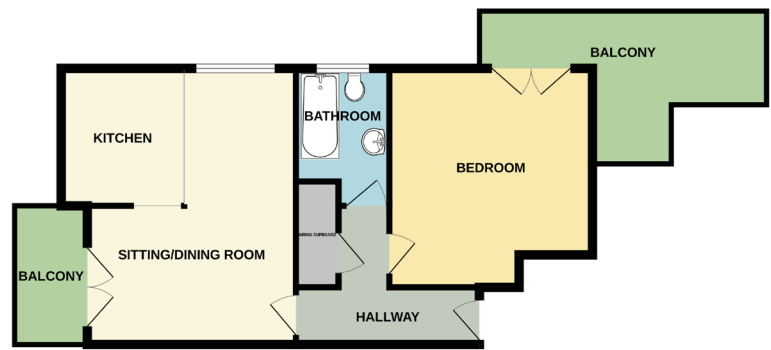
Upon entering viewers are greeted by a bright hallway boasting wooden laminate flooring throughout. To the end of the entrance hallway, you will find the large open plan living, dining and kitchen space, with it having a south facing balcony overlooking Beau Park Street, and a large west facing window, flooding light into the living space from both sides. The main bathroom has a tiled shower and bath suite with fully tiled flooring. The master double bedroom with its fitted wardrobes also has the benefit of accessing the second balcony linked with this apartment. The large wrap around corner balcony overlooks the communal private grounds of the apartment complex with a westerly aspect. The property is electric heating throughout, while also benefiting from underground secure carparking space. Overall, with some minor renovations and decorations, the incoming owner could truly create a modern and vibrant apartment.



Main Street, Clongriffin is within a stone's throw from an abundance of local amenities including shopping centres, recreations parks and transport links. Some of which include Clarehall Shopping Centre, Donaghmede Shopping Centre, and the award-winning Father Collins Park which provides a children playground, playing fields and a running track which are located closely. Apartment 5, 3 Railway is within an excellent catchment area of both primary and secondary schools, including the newly built Belmayne Educate Together National School. The area is hugely popular with commuters due to the easy access to the city centre. The Dart station in Clongriffin is only 5 minutes' walk away. The No. 15, bus which is now a 24-hour bus service, also serves the property. The M1 / M50 motorways and Dublin Airport are less than 15 minutes' drive from the property. The development is currently managed by Smith Property Management with the current 2024 Service Charge and Sinking Funds contributions being €1933.

The property was previously rented with the tenancy ending in January 2024, rent payable was €1020 per month last set in 2016, which could see an increase to €1180 under RPZ.

This property will certainly interest several potential buyers, first time, investors and downsizers alike. Viewing would be highly recommended to appreciate the potential of this first floor large one bedroom apartment. Please do not hesitate to contact SMART office today to arrange your viewing.



ACCOMMODATION:

Kitchen/Living area

2.6m X 2.4m & 5.3m x 4.0m

- Laminate cabinetry, integrated appliances, tiled/laminate flooring throughout and access to first balcony.

Master Bedroom

4.2m X 3.9m

- Spacious, laminate flooring throughout with built in wardrobes and access to second balcony.

Main Bathroom

2.6m X 1.8m

- Fully tiled floor and wall with shower/bath suite.

First Balcony

- South-east facing onto Beau Park Street.

Second Balcony

- Westerly facing onto communal gardens.

Overall Size 50 sqm

BER C2

PROPERTY FEATURES

- Double Glazed UVPC Windows
- Electric Heating System
- Intercom system
- Secure Private Underground Parking
- Two Balconies
- Open plan kitchen/dining and living area
- Fully tiled bathroom
- Excellent transport routes serviced by the No. 15 Bus route

Agent: David Higgins MIPAV

Smart Property | No 1 Main Street

Clongriffin | Dublin 13

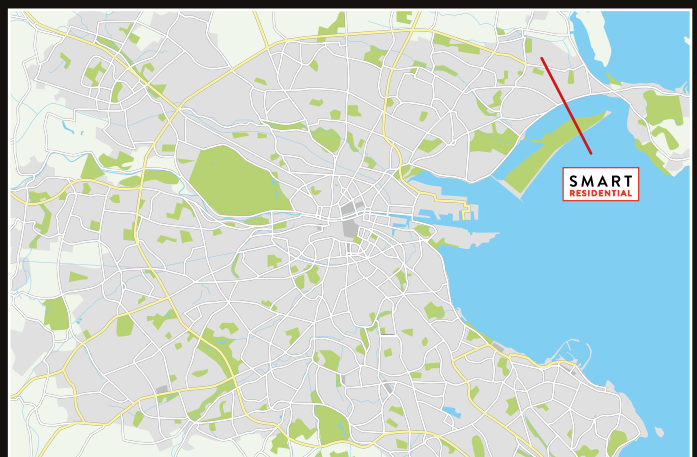
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