



25 Spencer House,  
Custom House Square,  
IFSC,  
Dublin 1

**owenreilly**

For Sale By Private Treaty



## 25 Spencer House, Custom House Square, IFSC, Dublin 1

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### DESCRIPTION

Exceptional, top floor, two bedroom apartment recently renovated to the highest standard and enjoy stunning views. Special features include a an extensive wrap around terrace space (c. 48 sq. m. / 520 sq. ft.), south facing aspect, corner position, high ceilings, stylish bathrooms, superb kitchen and designated parking space. The interior comprises an entrance hall, generous light filled living/dining/kitchen, two double bedrooms, master en-suite, main bathroom and a utility closet.

This property offers a superb opportunity to acquire a high quality, top floor city apartment!

### LOCATION

Ideally situated in the heart of Dublin's financial district with a range of bars, bistros, cafes, restaurants, the Gibson & Spencer Hotels and the National College of Ireland literally on the doorstep while the iconic Samuel Beckett Bridge allows a five minute walk to Grand Canal Dock and all the amenities it has to offer. There are a wide variety of gyms, fitness centres and sports clubs close by. The LUAS stop at the

gates of the development at Mayor Square provides easy access to the rest of the city and beyond. Price Waterhouse Cooper, AIG and Facebook are just some of the major employers in the area.

### FEATURES

- Convenient location close to the city centre
- Designated car parking space
- Easy access to the M1 via the Port Tunnel
- Large wrap around terrace
- Luas Stop next door to development
- Two double bedrooms

**FLOOR AREA:** 80 SQ. M.

**BER:** D1

### NEGOTIATORS

Owen Reilly & Steven Quinn



## ACCOMMODATION

### **Entrance hall** (4.26m x 1.34m)

Welcoming hallway with intercom, hot-press and storage space.

### **Living/dining/kitchen** (6.04m x 5.45m)

Open plan living/dining/kitchen area with access to a south facing terrace. Fully fitted kitchen comprising oven, hob, hood, fridge-freezer, washing machine.

### **Master bedroom** (3.58m x 3.34m)

Large double bedroom with built in wardrobes with access to the terrace.

### **En-suite** (1.94m x 1.57m)

Fully tiled bathroom with white three piece suite including shower cubicle, rainfall shower head and mirror cabinets.

### **Bedroom 2** (3.99m x 3.08m)

Double bedroom with built in wardrobes and access to a large terrace.

### **Bathroom** (2.48m x 1.96m)

White three piece suite to include wc, whb and large walk in shower.

# owenreilly

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