

# 4 BEACON, ROYAL CANAL PARK, Dublin 15, D15 YRP8



## Superb One Bedroom Apartment

BER D1

Attractive one bedroom ground floor apartment in this ever popular development on the banks of the Royal Canal, close to the Phoenix Park and within easy reach of the city centre.





## THE PROPERTY

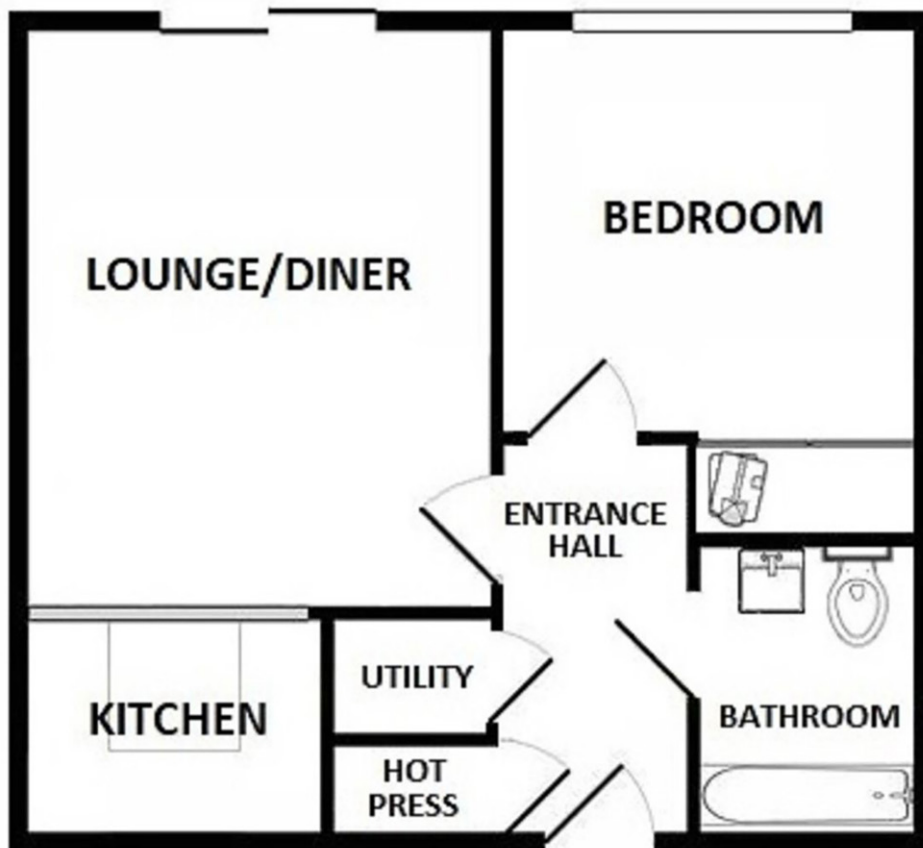
- Attractive one bedroom ground floor apartment in this ever-popular development on the banks of the Royal Canal, close to the Phoenix Park and within easy reach of the city centre.
- Convenient to Broombridge Luas Station & Pelletstown Train Station, numerous bus routes, shops, restaurants, schools, sports & leisure facilities and Dublin Airport.
- Adjacent to new Aldi store in the latest phase of Royal Canal Park and the Pelletstown Commuter Train Station, which provides a direct and frequent service to Connolly Station (approx. 16 minute journey time) and the North Docklands area.
- Transportation wise, you are within easy reach of Dublin City Centre and also only a short drive to the M50 Motorway, Navan Road and the national road network.
- Apartment No. 4 extends to approximately 42 sq.m (452 sq.ft.) comprising an entrance hall, good sized living-room / dining area with double doors to terraced area, fully fitted kitchen, bathroom, storage room and one double bedroom with built-in wardrobes.





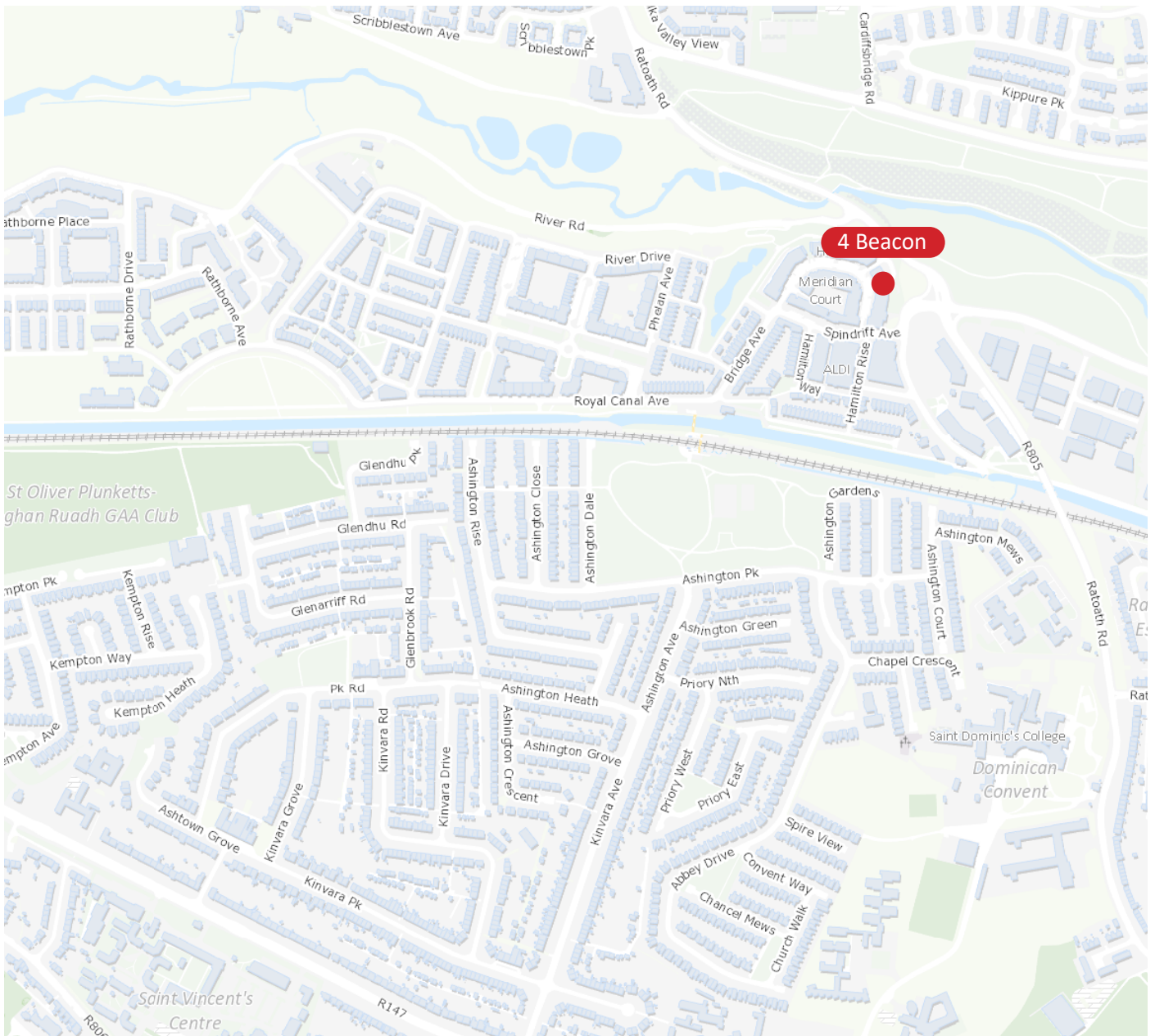
## FEATURES

- Bright and spacious ground floor apartment
- Secure basement car parking space
- Easy walking distance to Luas Cross City line & Commuter Train Station
- Impressive modern development with 24 hr. management & security office
- Adjacent to Royal Canal walk & cycle track to City Centre
- On-site local shops including Aldi Supermarket, Centra & a resident's gym
- Apartment is being sold furnished and is ready to move into.



For Identification Purposes Only/Not To Scale





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## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER D1

BER No. 114454994

Energy Performance Indicator: 250.17 kWh/m<sup>2</sup>/yr

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