

FOR SALE BY PRIVATE TREATY



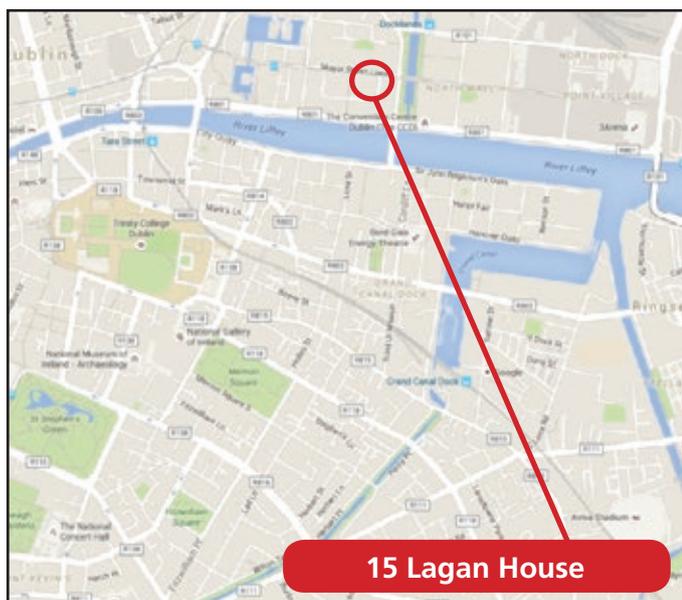
**15 LAGAN HOUSE,
CUSTOM HOUSE SQUARE,
IFSC,
DUBLIN 1.**

DESCRIPTION

Attractive ground floor one bedroom apartment overlooking a landscaped courtyard in this well managed development in the heart of the vibrant Dublin docklands. Presented in turn-key condition, the property is ideal for an owner occupier or an investor given the central location. An investor can expect a strong rental return of €1,500 per month. The interior comprises a hall, living room/kitchen, double bedroom and a bathroom. Viewing highly recommended. This property represents a solid investment opportunity in a very strong rental market where one bedroom apartments are in short supply and are consistently in high demand across long term and short term rentals.

LOCATION

Ideally situated in the heart of Dublin's financial district with a range of bars, cafes, restaurants, the Gibson & Spencer Hotels and the Three Arena close by 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 Mayor Square is only a short walk providing 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.



SPECIAL FEATURES

- Superb location
- Overlooking a landscaped green area
- Spacious interior
- Floor to ceiling glazing
- Gas fired central heating
- Strong rental demand for this property type
- Well managed development



ACCOMMODATION

Entrance hall (3.94m X 1.56m)

With storage closet

Kitchen/living room (4.3m X 3.94m)

Well-presented room with timber flooring. Fully equipped kitchen with oven, hob and hood, washing machine, fridge and a tiled floor

Bedroom 1 (3.8 X 3.2)

Double bedroom with a fitted wardrobe. Floor to ceiling window.

Bathroom (2.42m X 2.13m)

White three piece suite with floor and wall tiling.



VIEWING

By appointment

NEGOTIATORS

Owen Reilly

FLOOR AREA

c. 44 sq. m.

BER RATING

E1



Everything we touch turns to...

ALL ENQUIRIES

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