

For Sale
By Private Treaty

Guide Price

€295,000

grimes[®]



Apt 40 Merchamp, Clontarf Dublin 3

- Bright and spacious ground floor 1 bed apartment
- Approx. 44 sq m / 474 sq ft
- Plentiful communal parking
- Excellent and sought-after location
- Patio with north west facing orientation

BER D2



www.grimes.ie
PSRA Licence No: 001417

Description

Asking Price €295,000 – includes Fixtures, Fittings and Washing Machine.

No. 40 provides approx. 44 sq m / 474 sq ft of light-filled and comfortable living and bedroom accommodation. Internally the property is uniquely designed with an open plan living / dining area. This bright and spacious apartment comprises in brief of an entrance hall, one double bedroom, bathroom, kitchen and living / dining area.

Situated in Clontarf, a mature and settled area, the location is second to none. This fine apartment is close to a host of local amenities including the Clontarf Promenade and cycle track, and the popular St. Anne`s Park. There is a quality bus corridor which operates along the Clontarf Road providing an efficient link to the City Centre and the 130 bus stop is located nearby. In addition to this, there are an abundance of schools, shops and restaurants on your doorstep, all within walking distance.

Entrance Hall:

Wide hallway complete with intercom, hot press and storage presses

Bathroom:

Fully tiled with WC, wash hand basin and bath with shower attachment

Bedroom:

Spacious double room facing the front of the property

Kitchen / Living / Dining Room:

Fitted with an array of wall / floor units, cooker/hob, extractor, fridge/freezer.

Large living room with ample living / dining



space and feature fireplace with gas insert. Patio doors to large private balcony.

Services:

Communal Parking
Gas Fired Central Heating

Management Company:

Petra Management Company

Management Fee:

Approx. €2,394 per annum (subject to change)

BER Details

BER: D2

BER No: 100338425

Energy Performance Indicator: 297.01 kWh/m²/yr





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