

2 CHURCH SQUARE

East Wall, Dublin 3



Convenient Central Location

BER D2

Fine two storey two bedroom end house in modern development in popular central location.





THE PROPERTY

- Fine two storey two bedroom end house in modern development in popular central location.
- Convenient to bus routes, DART/trains, shops, cafes, leisure facilities, schools, business centres and the numerous amenities of Dublin Docklands, the IFSC, the Port Tunnel & 3 Arena.
- The house extends to approximately 57 sq.m (614 sq.ft) comprising livingroom, kitchen and dining area, storage, two double bedrooms and bathroom.

ACCOMMODATION SCHEDULE

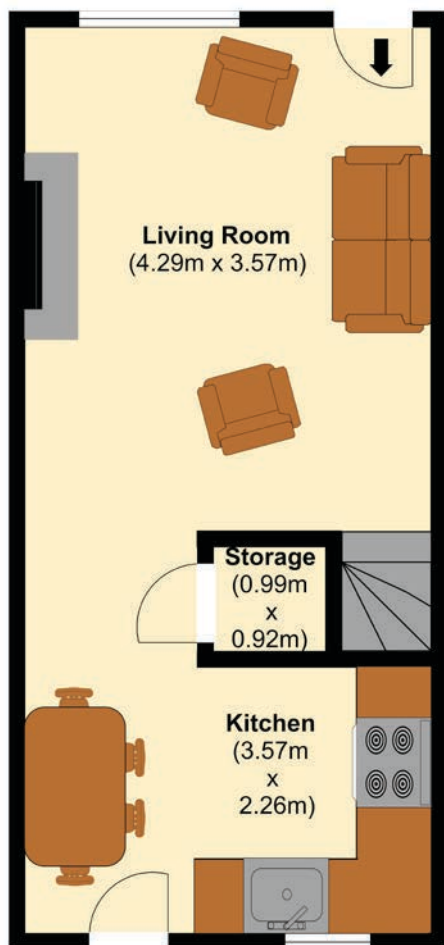
Kitchen / Dining Area: 3.57m x 2.26m
Kitchen with a full range of presses and built-in appliances

Living Area: 4.29m x 3.57m
Feature fireplace & timber floors

Bedroom 1: 3.57m x 2.88m
Double bedroom with built-in wardrobes

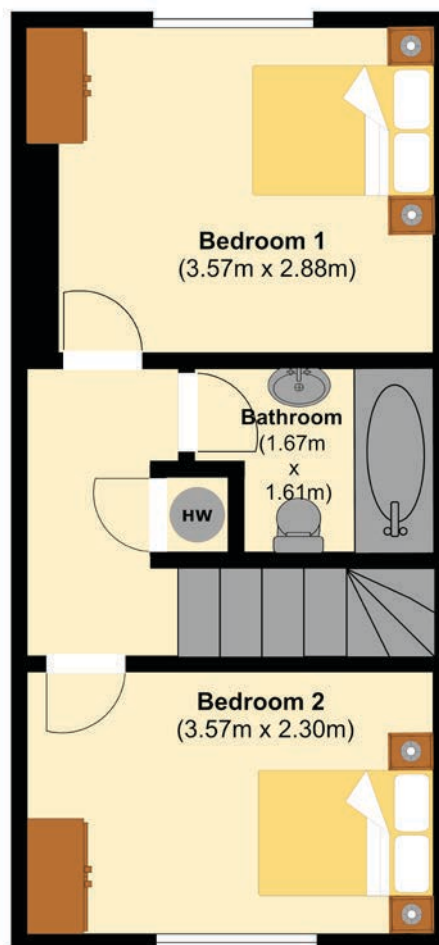
Bedroom 2: 3.57m x 2.30m
Double bedroom with built-in wardrobes

Bathroom: 1.67m x 1.61m



Ground Floor

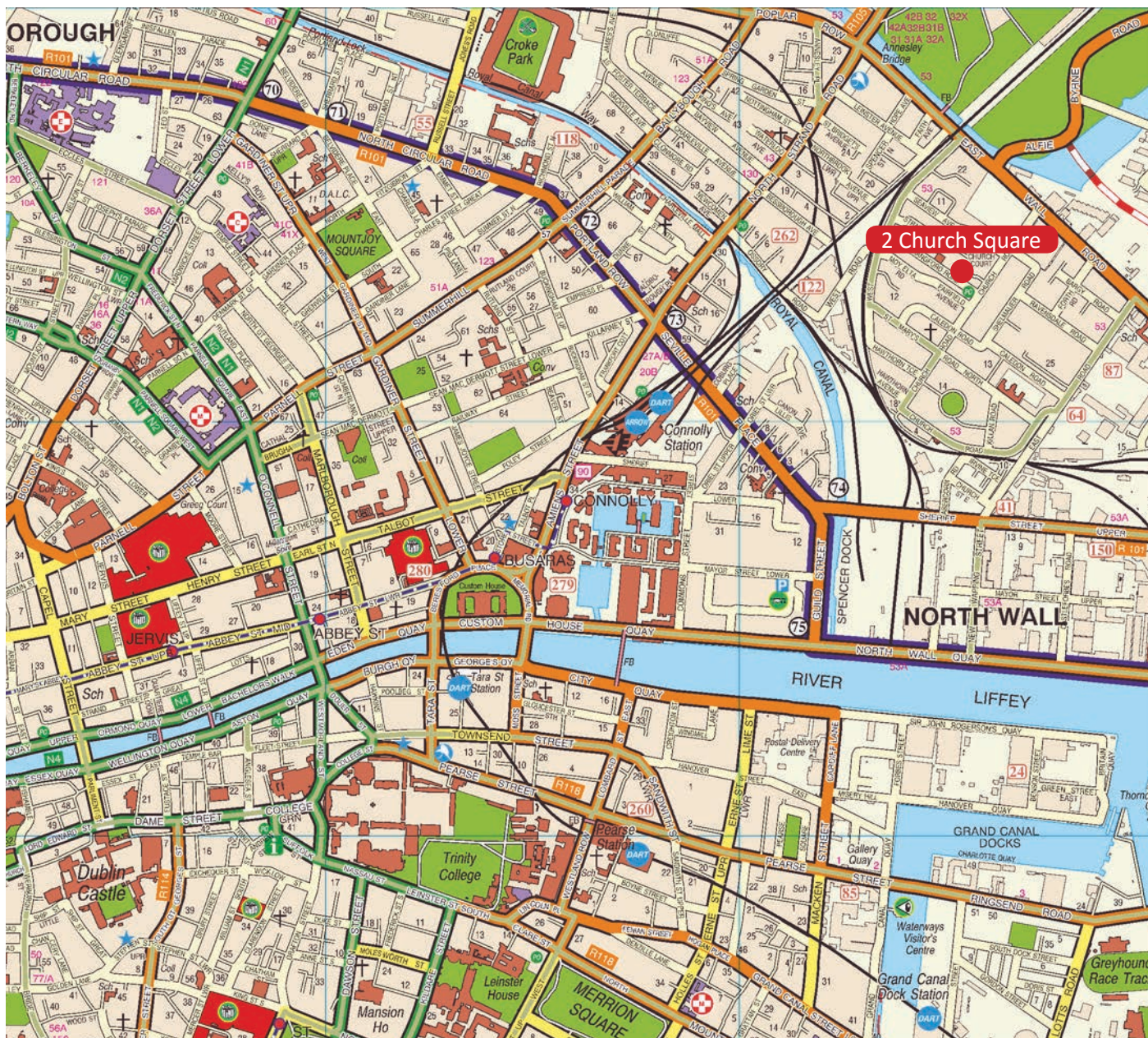
Floor Area
c 57 sq Mtrs / 614 Sq ft



First Floor

*Not to scale
for identification
purposes only*





ORDNANCE SURVEY LICENCE NO. AU0009515 SCSL. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

LOCATION MAP

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER D2

BER No. 103738332

Energy Performance Indicator: 299.57 kWh/m²/yr



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