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**DNG**  
DOUGLAS NEWMAN GOOD



Apt. 6, 37 Main Street, Clongriffin, Dublin 13

753 sq.ft



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# Apt. 6, 37 Main Street, Clongriffin, Dublin 13

DNG are delighted to represent the sale of Apt. 6, 37 Main Street, Clongriffin, a very bright and well laid out 2 bedroom second floor apartment in this modern and highly sought after development. The property offers generously proportioned accommodation with two large double bedrooms, a stunning open plan kitchen/dining/living room and a wrap around balcony with a westerly aspect.

The accommodation extends to c. 753 sq. ft. and comprises entrance hallway, large kitchen/dining/living room, 2 bedrooms, a utility/laundry room and a bathroom. Located on the second floor with elevator access and one designated parking space, this lovely apartment is sure to appeal to both first-time buyers and investors alike.

Clongriffin is easily accessible to the rest of the city with the opening of the new DART Station. There is a frequent bus service operating from Clongriffin with the 128 travelling through the city centre to Rathmines. This magnificent property is also situated beside the newly opened Father Collins Park providing 17 playing pitches, an extensive children's playground, a running track and an innovative water feature. Viewing comes highly recommended.

## Accommodation

Entrance Hallway - 1.35m x 9.03m

Laminate wood flooring, utility/laundry room off.

Kitchen/Dining/Living Room - 4.73m x 6.05m

Laminate wood flooring, corner floor to ceiling windows with double doors to the wrap around balcony, fully fitted cream high gloss kitchen with tiled splashback.

Bedroom 1 - 2.66m x 4.57m

Laminate wood flooring, built in wardrobes.

Bedroom 2 - 2.6m x 4.11m

Laminate wood flooring, built in wardrobes.

Bathroom - 1.7m x 2.43m

Tiled floor and bath surround, wc, whb, bath.

Balcony - Located off the living area, corner balcony with a westerly aspect. .



## Features

- Double glazed windows.
- Bright and well laid out accommodation.
- Adjacent to the very popular Fr. Collins Park.
- A short stroll to Clongriffin DART Station.
- Well maintained communal gardens.
- Designated parking.
- Managed by Smith Property Management.
- Annual service charge approx €1,600 p.a.

[View By Appointment](#)

Asking Price: €200,000

