



BER C2

29 Burton House,
Custom House Square,
IFSC,
Dublin 1

owenreilly

For Sale By Private Treaty



29 Burton House, Custom House Square, IFSC, Dublin 1

DESCRIPTION

Exceptional 8th floor (top floor) with superb views over the Dublin Docklands towards the Dublin Mountains. Features include a south facing aspect, designated parking space, generous terrace to enjoy the views and a prime location in the heart of the IFSC adjacent to a Luas Stop. Presented in turn-key condition, the property comprises of an entrance hall, open plan living/kitchen/dining room with access to a large south facing terrace, two double bedrooms, master en-suite and a main bathroom. This property must be viewed to appreciate the light and views.

LOCATION

Ideally situated in the heart of Dublin's financial district with a range of bars, bistros, cafes, restaurants, the Gibson & Spencer Hotels and the National College of Ireland literally on the doorstep 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 the gates of the development at Mayor Square provides easy access to the rest of the city and beyond.

FEATURES

- Designated underground parking space
- Newly fitted kitchen
- High ceilings throughout
- Luas Stop next door to development
- Master en-suite
- Mature residential development
- South Facing
- Superb views

FLOOR AREA: 60 Sq. M.

BER: C2

NEGOTIATOR

Owen Reilly



ACCOMMODATION

Porch (4.58m x 1.04m)

Hallway with intercom and hot-press.

Living/dining (5.43m x 3.61m)

Open plan living/dining with high ceiling and access to a south facing terrace.

Kitchen (2.68m x 1.67m)

Fully fitted kitchen comprising oven, hob, hood, fridge-freezer, dishwasher and washing machine.

Master bedroom (3.23m x 3.18m)

Double bedroom with built in wardrobes with access to the terrace.

En-suite (2.25m x 1.70m)

Fully tiled bathroom with white three piece suite including large walk in shower head and mirror cabinets.

Bedroom 2 (3.88m x 2.48m)

Double bedroom with built in wardrobes.

Bathroom (2.19m x 1.77m)

Contemporary, fully tiled bathroom with white three piece suite including bath with rainfall shower head.

Terrace (10.41m x 1.25m)

Large south facing terrace with views over the plaza.



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