

For Sale  
By Private Treaty

Guide Price

€445,000

grimes<sup>®</sup>



## Apartment 303, Castleforbes Square, IFSC, Dublin 1

- Bright and spacious second floor 2 bed apartment
- Approx. 89 sq m / 958 sq ft
- Designated car parking space
- Excellent and sought-after location
- Close to the City Centre and a host of amenities.

BER B3

## Description

Grimes Clontarf are delighted to bring this bright and spacious second floor apartment to the market. Apt 303 is a 2 bedroom apartment located in this sought after location. Completed with a secure underground parking space this property will meet the needs of a first time buyer or investor.

No. 303 provides approx. 89 sq m / 958 sq ft of light-filled and comfortable living and bedroom accommodation. Internally the property is bright and spacious and comprises in brief of an entrance hall, two double bedrooms (one en suite), kitchen, living / dining room and a bathroom.

Castleforbes Square is a very convenient and desirable location. With its proximity to the International Financial Services Centre (IFSC), the 3 Arena, and the City Centre, The excellent transport links are a major advantage, with the Red Luas Line, numerous bus routes, and Connolly railway station all within easy reach. And for those who drive, being only 5 minutes away from the port tunnel makes it easy to access the M50 and M1 motorways.



## Accommodation

### Entrance Hall:

Complete with laminate wood flooring and intercom

### Living / Dining Room:

Bright and spacious room with wood effect tiled flooring and access to west facing balcony

### Kitchen:

Modern contemporary kitchen, refitted in 2023, with an array of built-in units at eye and counter level, integrated oven, induction hob, and extractor fan. Large breakfast bar for dining

### Bedroom 1:

Spacious double room with built-in wardrobes and access to en-suite

### En Suite:

Partly tiled with WC, wash hand basin and walk-in shower

### Bedroom 2:

Double bedroom with built-in wardrobes

### Bathroom:

With partly tiled, WC, wash hand basin with storage and bath with shower attachment

### Outside:

West facing balcony

### Services:

- Electric heating
- Double glazed windows
- Intercom

### Management Company:

RF Property Management

### Management Fee:

Approx. €2,262 per annum (subject to change)

### BER Details:

BER: B3

BER No: 111942579

Energy Performance Indicator: 148.14 kWh/m<sup>2</sup> /yr

### Contents To Be Included:

All appliances and some furnitures (beds, sofa, TV unit)





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