



106 LIGHTHOUSE APARTMENTS, EAST WALL, DUBLIN 3

CHARMING ONE BEDROOM APARTMENT IN AN EXCELLENT LOCATION

BER **D1**

REA
GRIMES

FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- One bed apartment • Approx. 37 sq m / 398 sq ft • Convenient and sought-after location • With balcony

REA Grimes Clontarf are delighted to bring 106 The Lighthouse to the market. This is an excellent opportunity for a discerning purchaser to acquire a charming one bedroom apartment in an excellent location.

Extending to approx. 37 sq m / 398 sq ft, accommodation comprises in brief an entrance hall, bright bedroom, open plan kitchen / living / dining room, balcony, storage room and bathroom.

The location is second to none – built in approx. 2006, The Lighthouse Apartments are conveniently located in Eastwall, a stone's throw from Eastpoint Business Park and the IFSC. The Port Tunnel and Dublin Port are nearby, and Dublin Airport and the M50 / M1 are only a short drive. In addition to this, the development is located close to numerous shops and cafes, such as Lidl, Aldi, Starbucks and McDonalds.

ACCOMMODATION

Entrance Hall: with laminate wood flooring and intercom

Kitchen / Living / Dining Room: open plan room with tiled floor and splashback in the kitchen, which comes with an array of built-in units and eye and counter level and built-in appliances. The living and dining space is bright and comes with laminate wood flooring and sliding doors leading to the balcony

Bedroom: bright double bedroom with laminate wood flooring and built-in wardrobes

Bathroom: with tiled floor and part tiled walls, bath with shower, wash hand basin and WC

Storage Room: with laminate wood flooring

SERVICES

- 1 designated car parking space
- Electric heating

MANAGEMENT COMPANY

O'Dwyer Property Management

MANAGEMENT FEE

Approx. €1,189 per annum (subject to change)

BER DETAILS

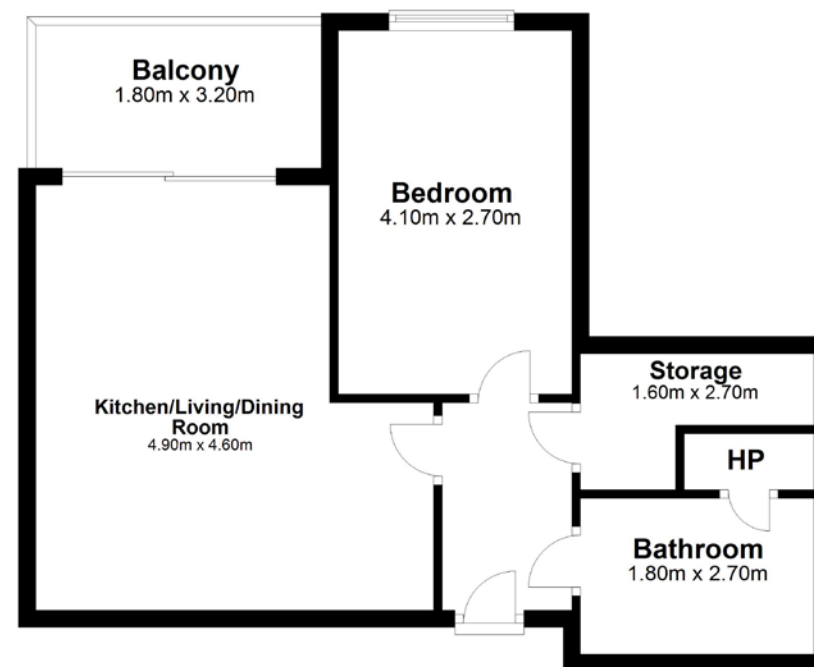
BER: D1

BER No.: 112872429

Energy Performance Indicator: 227.22 kwh/m²/yr



Ground Floor



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.

**REA
GRIMES**

REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

PRSA 001417

Important Notice: REA Grimes and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither REA Grimes nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither REA Grimes nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by REA Grimes on the understanding that any negotiations relating to the property are conducted through it.

Brochure Designed & Printed by Doggett Group