

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

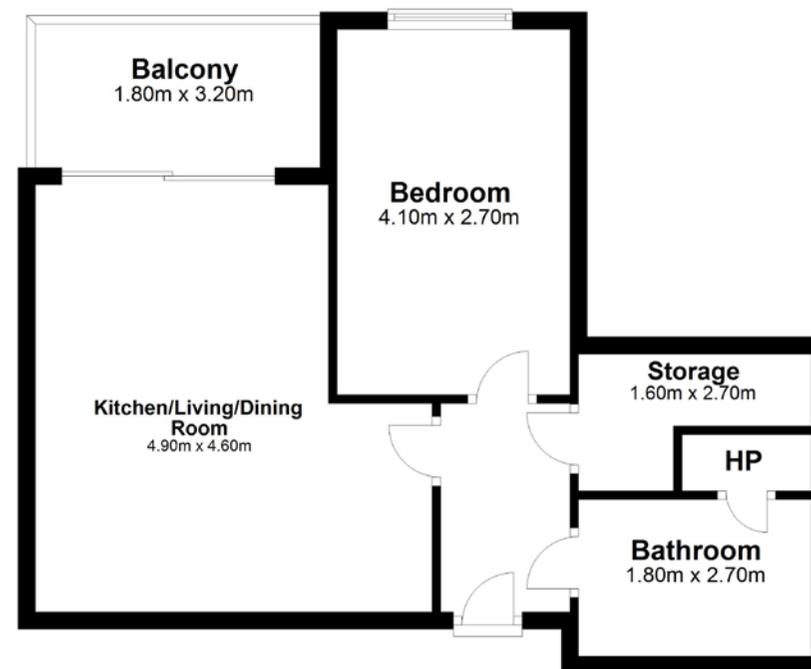
BER: D1

BER No.: 112872429

Energy Performance Indicator: 227.22 kwh/m²/yr



Ground Floor



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.

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