

# 41 CASTLEFORBES SQUARE

Castleforbes Road, Dublin 1



## Docklands Apartment

BER D2

Fine third floor one bedroom apartment in prime location in the heart of the city / Dublin Docklands close to a multitude of amenities

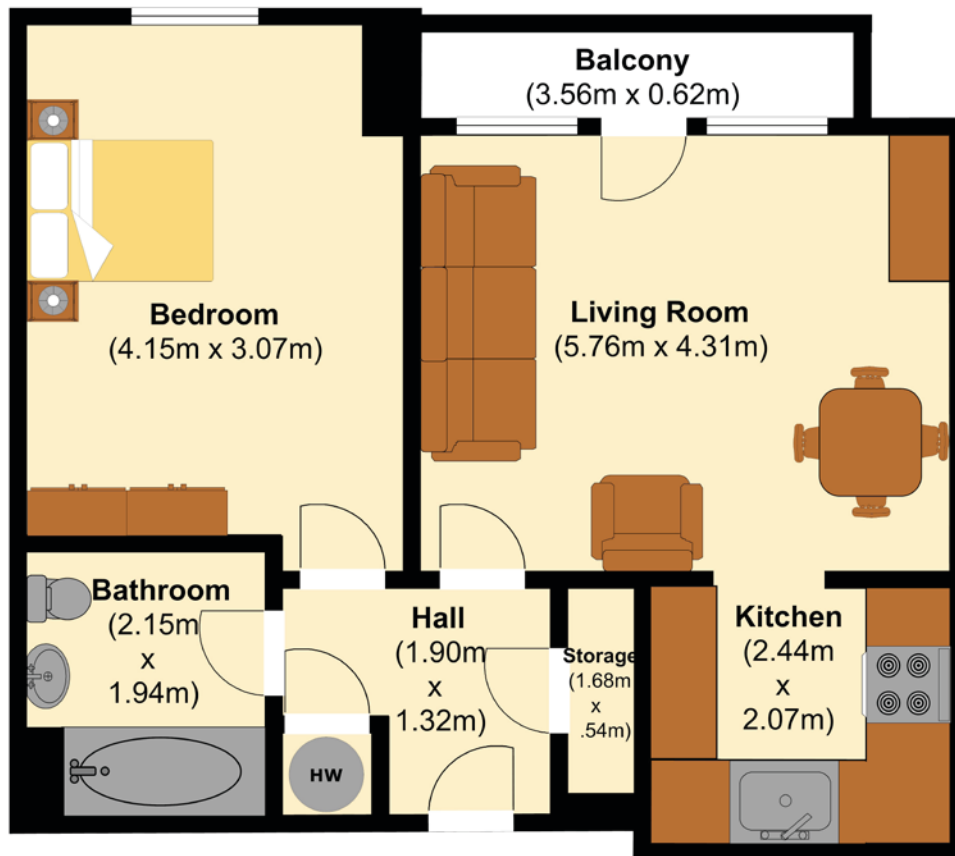




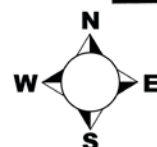


## THE PROPERTY

- Fine third floor one bedroom apartment in prime location in the heart of the city / Dublin Docklands close to a multitude of amenities.
- Convenient to the top Irish & International financial institutions. IT companies and professional organizations; also to the Luas, DART, buses, shops restaurants, universities, colleges, leisure facilities.
- No. 41 extends to 44 sq.m. (474 sq.ft.) comprising entrance hall, livingroom & dining area, fitted kitchen, double bedroom, bathroom and balcony.
- Great opportunity to acquire a stylish apartment in the most vibrant part of the capital, bustling with activity by day and by night in an area where property values are steadily rising due largely to the influx of top Irish and International companies locating there.

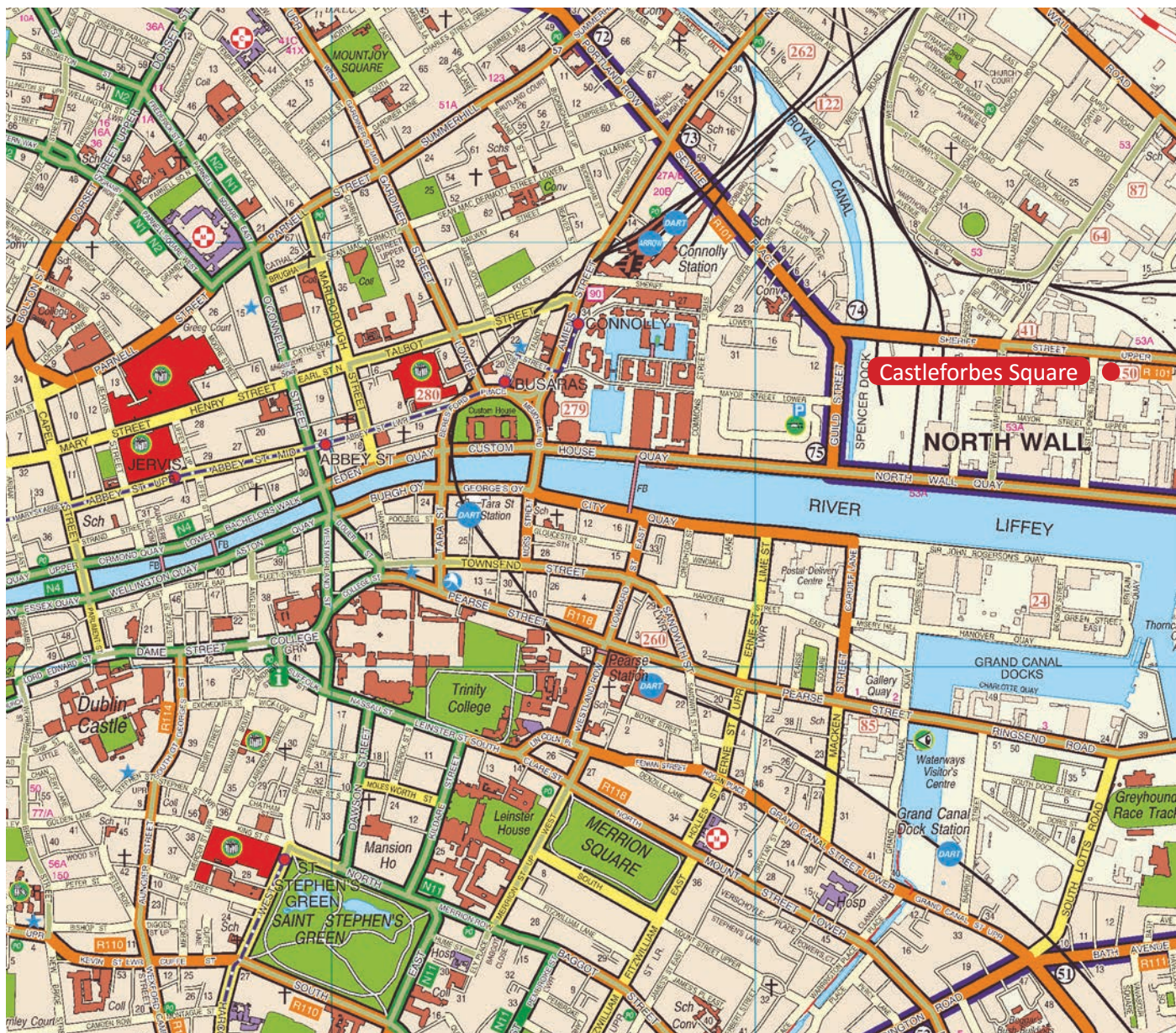


**Floor Area**  
**c 44 Sq Mtrs / 474 Sq ft**  
 (excluding 2 Sq Mtrs of balcony)



*Not to scale  
 for identification  
 purposes only*





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## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER D2

BER No. 102613106

Energy Performance Indicator: 263.25 kWh/m<sup>2</sup>/yr



**01 6318 402**

[www.hookemacdonald.ie](http://www.hookemacdonald.ie)

118 Lower Baggot Street, Dublin 2

Email: [sales@hookemacdonald.ie](mailto:sales@hookemacdonald.ie)

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## FOR MORTGAGE ADVICE CONTACT:



**01 676 3654**  
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