

# SMART RESIDENTIAL



Apartment 8, 1 Beau Park Street,  
Clongriffin, Dublin 13

**FOR SALE**

Asking Price - €299,000 **BER C1**

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PSRA Licence No: 003506

**SMART Property are delighted to present Apartment 8, 1 Beau Park Street, a modern spacious two-bedroom second floor apartment. This spacious property, and development, has been built to the highest of standards in circa 2006. The large windows allow an abundance of natural light to flood through this superb property.**

The property comes to the market allowing any potential purchaser the opportunity to swiftly move in with little to no maintenance needed, while living at the heart of a growing city suburban development.

When entering the property, viewers are immediately impressed with the wide and bright entrance hallway with laminate flooring, continuing throughout the open plan kitchen/living space. The hallway also leads you to the bathroom and 2 double bedrooms, completing the accommodation.

Upon entering the spacious open plan kitchen/living space you are greeted with a light flooded and spacious room. The kitchen area is fully fitted out with modern integrated appliances and with the neutral colour scheme, it is perfect for the purchaser to add their own design. It's laminate cabinetry, dark wood accents, and dark wood counter space offers a simple yet sleek design. The kitchen also features two built-in corner cabinets allowing a much bigger feel to the kitchen area framing the kitchen entrance perfectly. The spacious and bright living/dining area allows for an abundance of natural light into the property through the floor to ceiling glass, while also leading you to the south facing balcony.

Continuing through the property from the living area, the bathroom features a bath/shower suite, heated wall mounted towel rail and black tiled flooring and fully tiled wall with a textured white tile and the neutral colour scheme. The main bedroom natural fresh colour scheme on the walls, laminate flooring and fitted wardrobes. The second bedroom features a large window allowing for light to flow through the room it also offers in-built wardrobes perfect for the purchaser to swiftly move in with little to no decoration needed. The property comes with ample storage featuring large walk in storage room in the hall. The property has electric heating throughout and also benefits from secure underground car parking space.



Overall viewers will appreciate the space and ability to move in with little to no maintenance while putting your own stamp on this property.

Beau Park Street is within a stone's throw from an abundance of local amenities including shopping centres, recreations parks and transport links. Some of which include Clarehall Shopping Centre, Donaghmede Shopping Centre, and the award winning Father Collins Park which provides a children's playground, playing fields and a running track which is located adjacent to the subject property. Number 3 is within an excellent catchment area of both primary and secondary schools, including the newly built Belmayne Educate Together National School. The area is hugely popular with commuters due to the easy access to the city centre. The Dart station in Clongriffin is only 5 minutes' walk away. The No. 15, bus which is now a 24-hour bus service, also serves the property. The M1 / M50 motorways and Dublin Airport are less than 15 minutes' drive from the property.

This stunning property, being move in ready condition throughout, will certainly appeal to a wide range of potential buyers for it being a spacious, modern, and functional starter property, benefiting from its abundance of local amenities, and easily accessible transport links and connectivity to the City Centre, for years to come.

If the photographs are anything to go by, this will be a property of interest to many and therefore early viewing would be highly recommended to appreciate the potential of this wonderful property. Please feel free to contact the SMART office today to arrange your viewing.







## ACCOMMODATION:

### Kitchen/Living area

7.1m X 4.8m

- Laminate cabinetry, integrated appliances, tiled and laminate flooring, newly decorated throughout and access to south facing balcony area.

### Bathroom

3.67m X 1.6m

- Fully fitted suite with tiled flooring.

### Bedroom 1

3.7m X 3.0m

- Spacious with built in wardrobes.

### Bedroom 2 3.6m X 2.1m


- Spacious with built in wardrobes.

### Balcony

4.8m X 0.9m

*Overall Size approximately 68 sqm*

## PROPERTY FEATURES

- Walk in Ready 2nd Floor Apartment
- Tiled and Laminate Flooring Throughout
- Secure Underground Parking available
- South Facing Balcony
- Fully tiled bathroom & ensuite
- BER C1 rated 

**Agent: David Higgins MIPAV**

**Smart Property | No 1 Main Street**

**Clongriffin | Dublin 13**

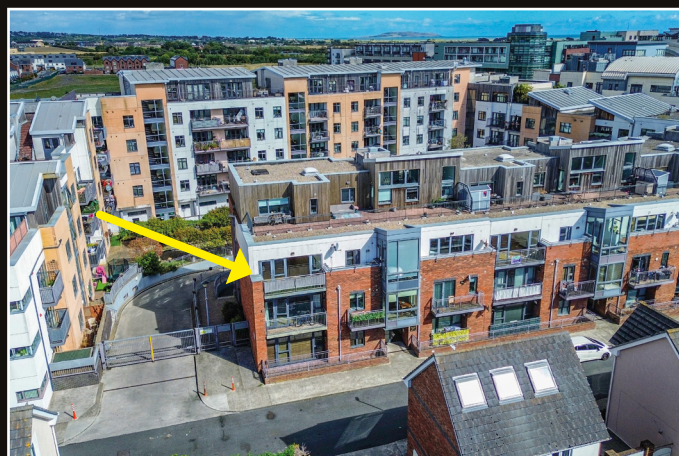
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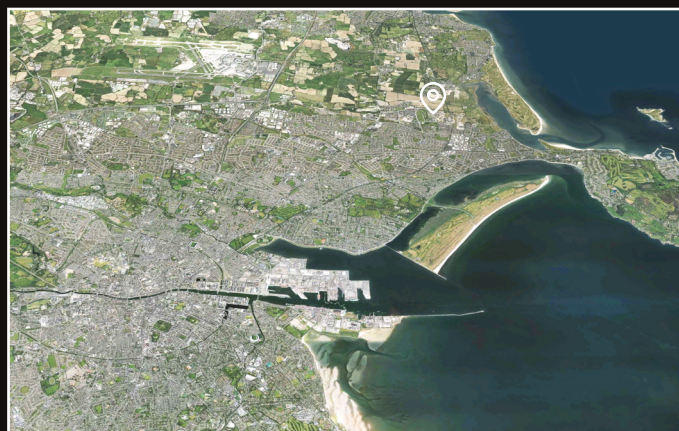
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PSRA Licence No. Agent – 003506 – 007964



Father Collins Park, Trinity Sports & Leisure Centre & Clongriffin Dart Station



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