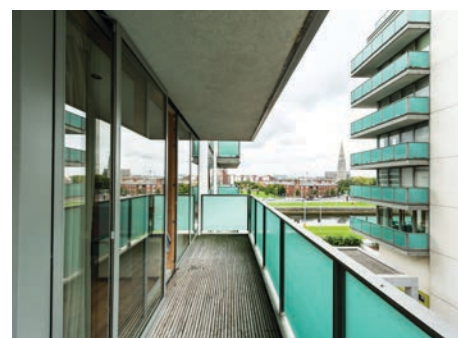


11 CLONCURRY HOUSE

Spencer Dock, Dublin 1



Distinctive Three Bedroom Apartment

BER B1

Superb three bedroom second floor apartment in iconic development in popular Docklands location





THE PROPERTY

This is a superb three bedroom second floor apartment with the benefit of a bright & spacious livingroom and balcony with canal views.

Situated on the banks of the River Liffey adjacent to the world renowned International Financial Services Centre and the Convention Centre Dublin embodies the highest standards in city centre residential living. The Spencer Dock Luas is directly outside.

There are a multitude of amenities, services, institutions and landmarks closeby including the National College of Ireland, Trinity College, DART station, LUAS stops, theatres, restaurants and cafes.

No. 11 Cloncurry House extends to 120 sq.m/ 1,292 sq.ft and comprises entrance hall with storage, large livingroom and dining area, fitted kitchen, bathroom and three double bedrooms (two with en-suites).

There is a sun balcony off the livingroom and a further balcony off Bedroom 1.

Features

- 24 hour security
- 7 day concierge
- Secure underground parking
- High ceilings
- Gas fired central heating



ACCOMMODATION

Living / Dining Area: 6.35m x 3.13m
 Access to sun balcony.

Kitchen: 2.87m x 2.04m
 Full range of presses and built-in appliances.

Bedroom 1: 6.26m x 3.79m
 Spacious double bedroom with en-suite bathroom, built-in wardrobes and access to balcony.

Bedroom 2: 3.79m x 3.07m
 With en-suite bathroom and built-in wardrobes

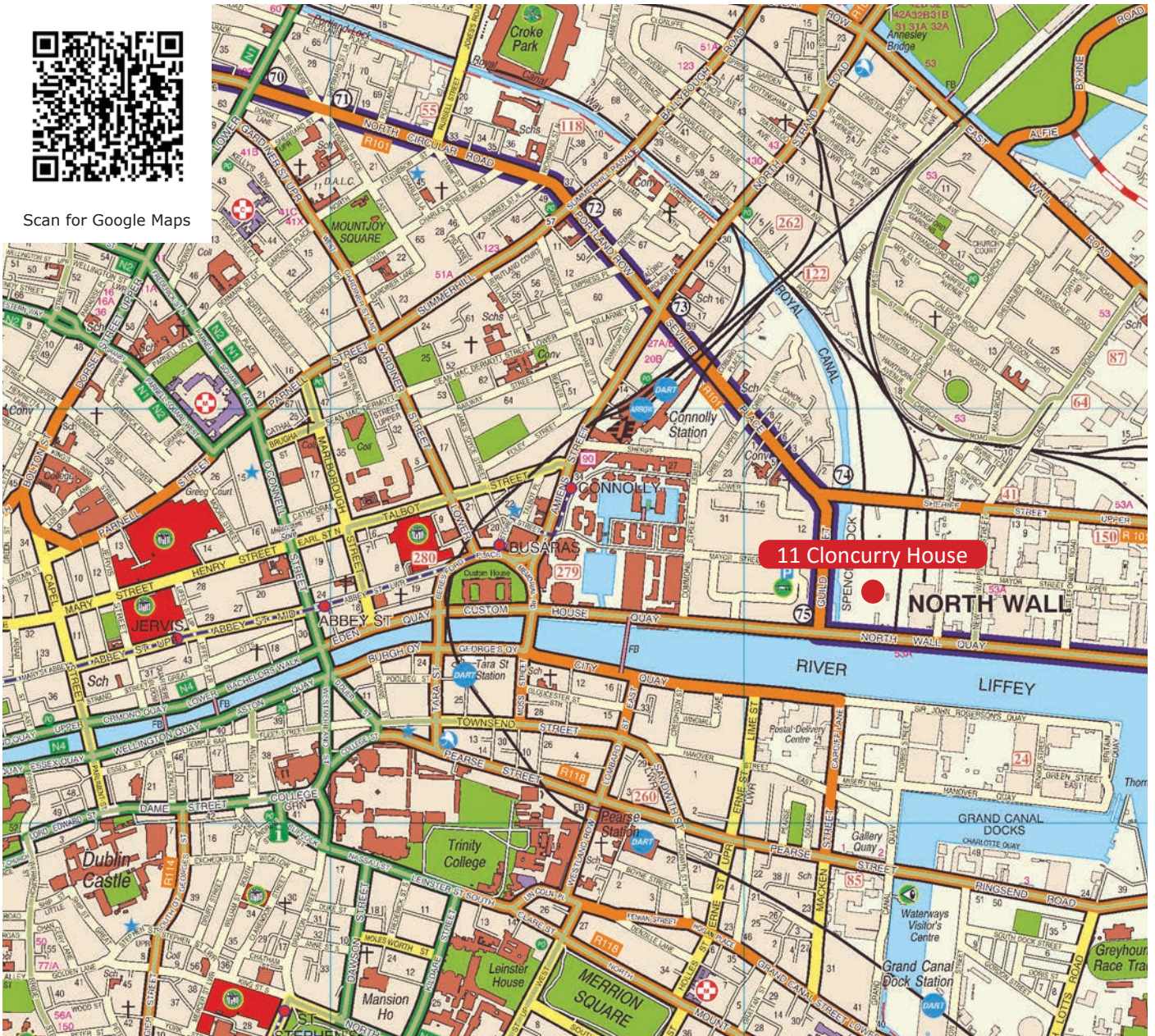
Bedroom 3: 4.07m x 2.68m
 With built-in wardrobes

Bathroom: 2.65m x 1.97m
 Tiled with quality sanitary ware.





Scan for Google Maps



LOCATION MAP

ORDNANCE SURVEY LICENCE NO. AU0009514 SCSL. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER B1

BER No. 101974145

Energy Performance Indicator: 95.16 kWh/m²/yr



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