



37 Merchants Square, East Wall, Dublin 3

57 sq.m

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Negotiator:
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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DNG take great pleasure in introducing to the market this modern and deceptively spacious two bedroom terraced property quietly positioned in a small and meticulously maintained development in the heart of East Wall. With contemporary design and modern fittings, the property incorporates a novel attractive design and cleverly utilised space throughout. There is a sunny and private West facing garden to the rear with a bespoke garden room currently utilised as an artists studio but perfect for a number of different uses. No. 37 offers a fantastic opportunity for first time buyers and investors alike to purchase a modern and contemporary property in an excellent location on the doorstep of Dublin City Centre.

Accommodation on the ground floor comprises Entrance hallway, kitchen and living room which leads to a landscaped South facing garden with artist's studio to the rear. Upstairs there are two double bedrooms and a recently appointed modern fitted bathroom. There is one designated parking space to the front and the option to acquire a further space if required.

There are an excellent range of local amenities within minutes walk to include shops, restaurants, new Lidl and Aldi supermarkets, coffee shops and Fairview park. Transport links include Clontarf Dart Station and numerous bus services which run close by. Ideally situated within minutes of the City Centre, The Docklands, IFSC and Eastpoint Business Park with Fairview village and Clontarf seafront also within very close proximity.

Accommodation

Entrance Hallway - 1.76m x 4.12m
With quality laminate wood flooring

Kitchen - 1.67m x 3.61m
With floor and wall tiling and fitted units

Living Room - 3.53m x 4.2m
With quality laminate wood flooring and access to rear garden.
Feature fireplace with stone surround

Garden -
West facing and landscaped

Garden Room - 2.78m x 2.27m
Wood clad garden room currently used as an artists studio

Landing - 2.3m x 1.74m
Carpeted

Bedroom 1 - 3.53m x 3.03m
Double room to front with carpet flooring and built in ward-
robes

Bedroom 2 - 3.54m x 2.38m
Double room to front with carpet flooring and built in ward-
robes

Bathroom - 2.31m x 1.59m
Contemporary bathroom with floor tiling, shower area, WC and
WHB

BER: D2
BER No. 104897343
Energy Performance Indicator: 266.20 kWh/m²/yr

Features

- DOUBLE GLAZED UPVC THROUGHOUT
- WEST FACING
- QUITE AND PRIVATE DEVELOPMENT
- BESPOKE ARTISTS STUDIO IN GARDEN
- COMPOSITE HALL DOOR
- NEWLY INSTALLED MODERN DIMPLEX HEATERS
- NEWLY INSTALLED OFF PEAK WATER SYSTEM
- BATHROOM RE MODELLED IN 2014
- MANAGEMENT FEES APPROX €500 P/A
- EXCELLENT LOCATION

View By Appointment

Asking Price: €275,000

