



BER D2

64 Beresford House,
Custom House Square,
IFSC,
Dublin 1

owenreilly

For Sale By Private Treaty



64 Beresford House, Custom House Square Lower Mayor Street, North Dock, Dublin 1.

DESCRIPTION

A light filled, top floor, three bedroom apartment situated in an unbeatable location in the heart of the thriving Dublin Docklands with a Luas Stop next door. Number 64 is bright and airy thanks to a west facing aspect and high ceilings. Other key features an energy efficient district heating system, new kitchen appliances, 24 hour security on site, impressive bathroom, a very generous terrace and a secure designated car parking space. The interior briefly comprises entrance hallway, open plan living/dining room, kitchen, three bedrooms and a bathroom. The property will appeal to owner occupiers and investors given the prime location and that the property is not rent capped so will achieve a strong rental return.

LOCATION

Beresford House is exceptionally well located in the heart of the IFSC close to a host of attractions such as the Three Arena, the Dublin Convention Centre and the Bord Gais Energy Theatre. The busy shopping district around O'Connell Street and the bustling Grand Canal Dock are all within walking distance. The area is filled with a wide variety of shops, restaurants, bars and cafes and the sports enthusiast is well catered for with a range of

activities available including gyms and water sports. The IFSC offers many transport modes including Luas, DART and inter-city train services from Connolly Station. The Port Tunnel provides links to the M1 and M50 motorways.

FEATURES

- Access to terraces from all bedrooms
- Adjacent to Luas Stop
- Close to a host of amenities
- Designated car parking space
- Generous living space
- Generous west facing terrace
- Presented in turn key condition
- Top floor apartment

FLOOR AREA: 74 SQ. M.

BER: D2

NEGOTIATOR

Owen Reilly



ACCOMMODATION

Entrance hall (5.99m x 1.27m)

Welcoming entrance hall with timber flooring and two storage rooms.

Living/dining room (3.91m x 3.20m)

Featuring a mock fireplace with gas fire inset, high ceiling and timber flooring. Access to terrace.

Kitchen (2.05m x 2.61m)

Fully fitted kitchen with new appliances. Solid work top.

Master bedroom (3.28m x 3.01m)

Double bedroom with terrace access. Built in wardrobes and timber flooring.

Bedroom 2 (3.26m x 3.17m)

Double bedroom with terrace access, built in wardrobes and timber flooring.

Bedroom 3 (3.26m x 2.16m)

Single bedroom with terrace access.

Bathroom (2.17m x 1.87)

Recently upgraded with WC, WHB and shower. Floor and wall tiling.



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