



Asking Price €345,000

Own door two-bedroom apartment with one designated parking space. Secure gated development of only 40 units. Within walking distance of local amenities, St James's/New Children's hospital. Excellent transport links with LUAS line/ Heuston Station just a short walk away and the area is well serviced by public transport.

Excellent positioned as a professional home due to its convenient location or for an investor with its excellent rental opportunity.



Accommodation

Total Floor Area: 51sq.m (549sq.ft.) approx.

ENTRANCE LOBBY: 1.12m x 0.97m

Laminate wood flooring and door to living room.

LIVING/DINING ROOM: 3.60m x 4.68m

Spacious room with ceiling coving, laminate wood flooring, tv point, and archway leading to...

KITCHEN: 2.20m x 2.23m

Fully fitted kitchen with floor and wall mounted units, electric oven, hob and extractor fan, stainless steel sink unit, plumbed for washing machine, washer/drier, tiled splashback, laminate wood flooring, window offering plenty of natural light.

INTERNAL HALLWAY: 3.46m x 1.22m

Hall with hotpress/storage press and second separate storage press (1.61m x 1.40m), laminate wood flooring.

BEDROOM 1: 3.88m x 2.93m

Double bedroom located to the rear, built-in wardrobes, laminate wood flooring.

BEDROOM 2: 2.63m x 2.73m

Generous sized second bedroom located to the rear, built-n wardrobes, laminate wood flooring.

BATHROOM: 2.11m x 1.71m

With bath, new electric shower overhead, wash hand basin, w.c., part tiled walls, tiled floor.

OUTSIDE:

Small & secure gated development which sits alongside the River Camac. Designated car space and rack for bicycles.



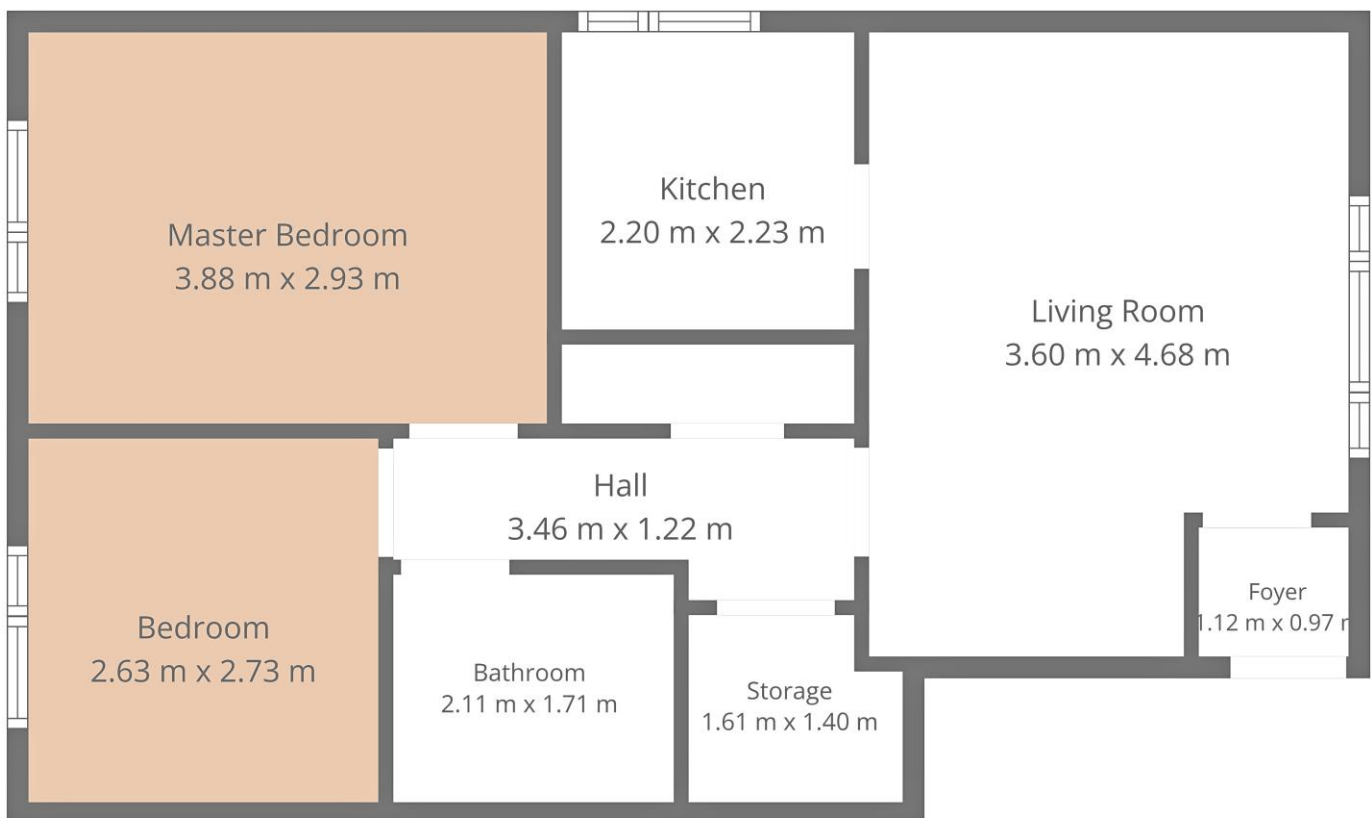
Special Features



- Small secure gated development
- Own door apartment
- Designated parking space
- Walk in condition property
- Minutes` walk to the LUAS stop, and serviced by several bus routes
- Close to large choice of local amenities, St James`s/New Children`s hospital
- Close to city centre
- Excellent Investment opportunity with market rent achievable

GENERAL POINTS: SERVICES: UTILITIES

BER is a B and the number is Building Energy Rating (BER) C.
The property has Electric Heaters and double-glazed windows.



TOTAL: 51 m²
1st floor: 51 m²
EXCLUDED AREAS: STORAGE: 1 m², LOW CEILING: 1 m²
Measurements Deemed Highly Reliable But Not Guaranteed.



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