

# 76 GLOUCESTER SQUARE

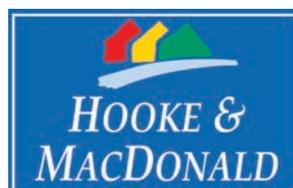
Railway Street, Dublin 1



Attractive Two Bedroom Apartment

BER C2

Stylish two bedroom fifth floor apartment located in convenient City Centre location





## THE PROPERTY

- Large two bedroom fifth floor apartment with sunny southerly aspect in modern development right in the heart of the city between Gardiner Street Lower and James Joyce Street close to the IFSC, Connolly Station, the Luas & Busáras and a multitude of amenities.
- Convenient to shops, restaurants, cafes, colleges & universities, business and office hubs, leisure facilities.
- No. 76 extends to 71 sq.m (764 sq.ft) and comprises entrance hall, livingroom/dining area, fitted kitchen, bathroom, two double bedrooms, one with ensuite; large south facing balcony.

## ACCOMMODATION SCHEDULE

**Hallway:** with storage.

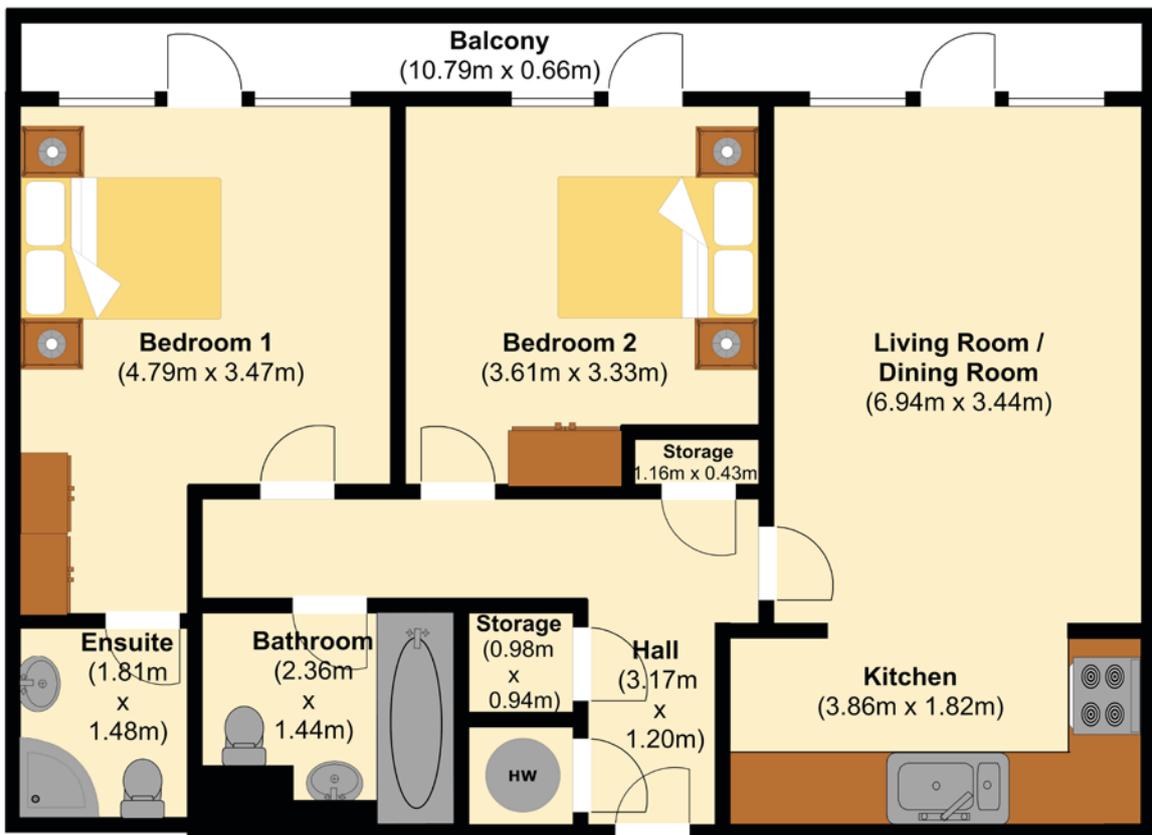
**Kitchen:** 3.86m x 1.82m with a full range of presses and built-in appliances.

**Living / Dining Area:** 6.94m x 3.44m access to south facing sun balcony.

**Bedroom 1:** 4.79m x 3.47m with built-in wardrobes and en-suite bathroom. Access to south facing sun balcony.

**Bedroom 2:** 3.61m x 3.33m with built-in wardrobes. Access to south facing sun balcony.

**Bathroom:** 2.36m x 1.44m fully tiled with quality sanitary ware.



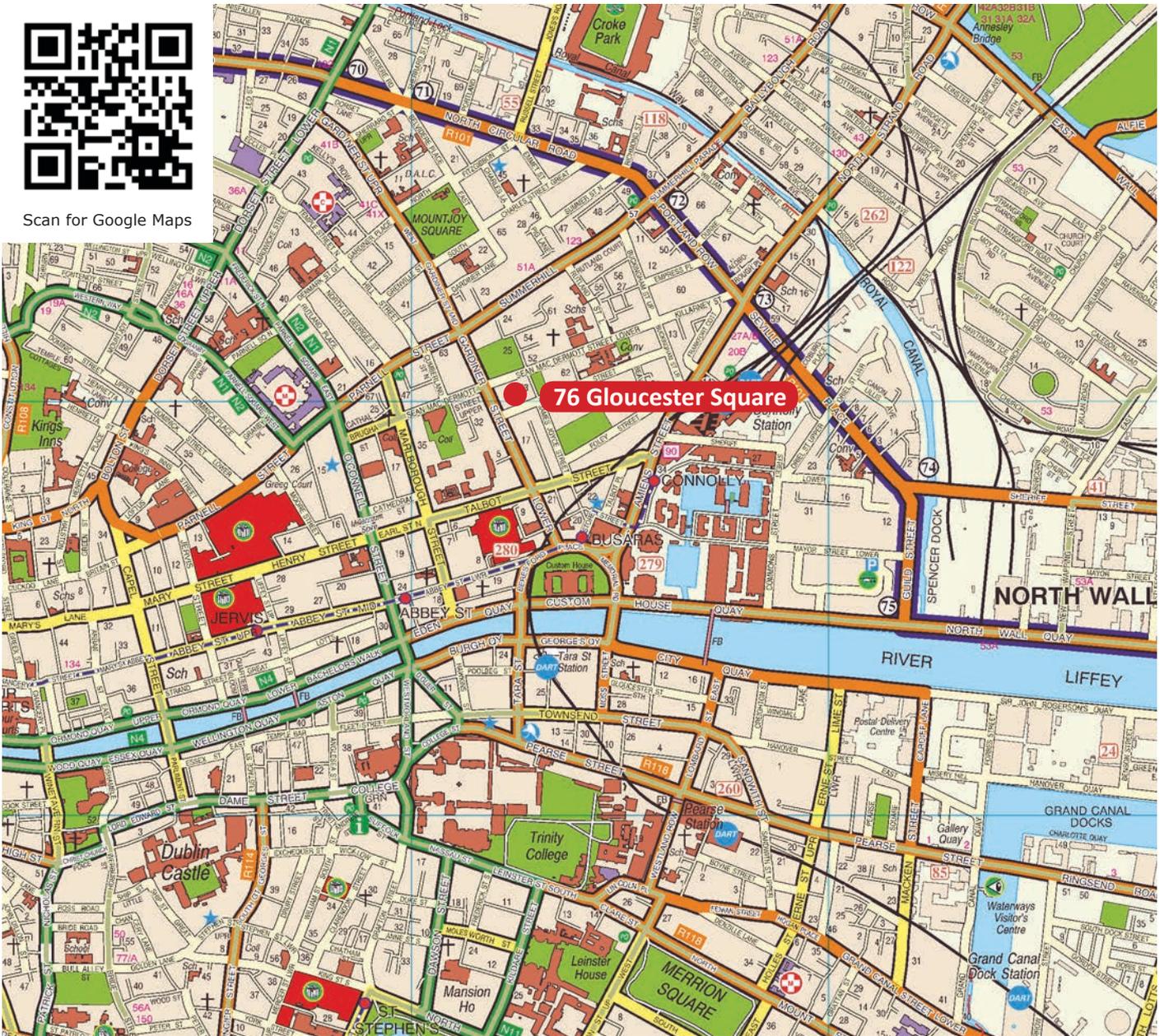
**Floor Area**  
**c 71 Sq Mtrs / 764 Sq ft**  
(excluding 7 Sq Mtrs of Balcony)



*Not to scale  
for identification  
purposes only*



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## LOCATION MAP

### TERMS:

For Sale by Private Treaty

### VIEWING:

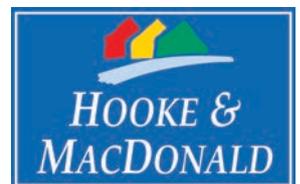
Strictly by appointment

### BER Details:

BER C2

BER No. 101387223

Energy Performance Indicator: 198.72 kWh/m<sup>2</sup>/yr



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