



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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**BER C3**

# Apt 5, 3 Grange Lodge Avenue, Clongriffin, Dublin 13

c. 656 sq. ft. / 61 m<sup>2</sup>





## Apt 5, 3 Grange Lodge Avenue, Clongriffin, Dublin 13

DNG are delighted to represent the sale of Apt.5 ,3 Grange Lodge Avenue, Clongriffin, a very bright and well laid out 1 bedroom first floor apartment in this modern and highly sought after development.

The accommodation extends to c. 656 sq. ft. and comprises entrance hallway, large kitchen/dining/living room, bedroom, and a bathroom. Located on the first floor with elevator access and one designated parking space, this lovely apartment is sure to appeal to both first-time buyers and investors alike.

Clongriffin is easily accessible to the rest of the city with the opening of the new DART Station. There is a frequent bus service operating from Clongriffin with the 128 travelling through the city centre to Rathmines. This magnificent property is also situated beside the newly opened Father Collins Park providing 17 playing pitches, an extensive children's playground, a running track and an innovative water feature. Viewing comes highly recommended.

### Accommodation

Entrance Hallway - 3.62m x 1.99m  
Laminate wood flooring, hot-press off.

Living/Dining Room - 5.9m x 5.79m  
Laminate wood flooring, doors to balcony, ample living space.

Kitchen Area - 2.5m x 2.43m  
Tiled floor, splashback, cream gloss wall and base units, windows for natural ventilation.

Bathroom - 2.58m x 1.42m  
Tiled floor, WC, hand wash basin, bath with overhead shower, tiled bath surround.

Bedroom - 3.57m x 3.21m  
Laminate wood flooring, built in wardrobe, large window.

BER: C3  
BER No. 111105763  
Energy Performance Indicator: 216.39 kWh/m<sup>2</sup>/yr



### Features

- Management fee €1,500 p.a
- One designated underground parking space.
- Access to balcony from living space.
- 1st floor apartment.
- Walking distance to Clongriffin DART station.
- Electric storage heating.

View By Appointment

Asking Price: €195,000

