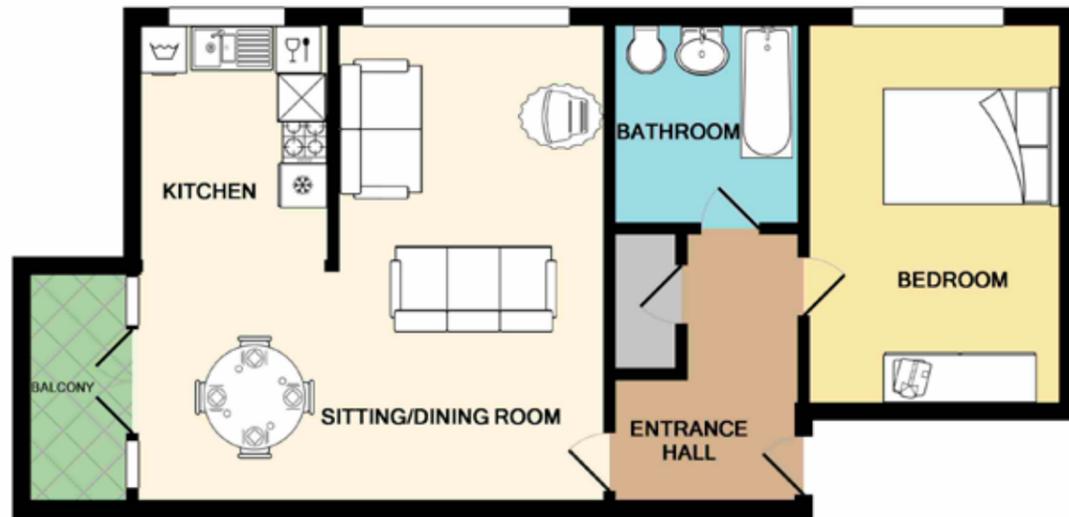




BER C3



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

c. 656 sq. ft. / 61 m²

DNG Raheny
 1 Watermill Road, Raheny, Dublin 5
 T: 01 8310300 | E: raheny@dng.ie

Negotiator:
 David Tobin
 PSL 002049



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

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



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/m²/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

