



NO 4 , BLOCK 2, THE BELFRY, COLLINS AVENUE, WHITEHALL, DUBLIN 9

2 BEDROOM GROUND FLOOR APARTMENT

BER D2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- 2 bedroom ground floor apartment
- Approx. 54 sq m / 581 sq ft
- Ideal investment opportunity
- Convenient and sought-after location

Calling all investors! REA Grimes take great pleasure in bringing to the market this 2 bed ground floor apartment located in a purpose built student accommodation scheme. This property is part of a managed pooled rental scheme which makes it an ideal hands-off investment.

The apartment is located in the second block and is on the ground floor. Extending to approx. 54 sq m / 581 sq ft, accommodation briefly comprises of an entrance hall, open plan kitchen / living / dining room, two double bedrooms, and two en suite bathrooms. The apartment further benefits from a door opening from the sitting room onto the communal gardens.

Situated in a very convenient location, there are an abundance of amenities in the immediate vicinity including a Post Office, Costcutters, and a pharmacy across the road. It is also walking distance to DCU, and is well serviced by Dublin Bus.

ACCOMMODATION

Kitchen / Living / Dining Room:

The kitchen area is complete with built-in units at eye and counter level, with an integrated hot and oven, and tiled floor and splashback. The living room area has laminate wood flooring and a door providing access to the communal gardens.

Bedroom 1:

Twin bedroom complete with built-in wardrobes

En Suite:

Complete with WC, wash hand basin, and shower

Bedroom 2:

Twin bedroom complete with built-in wardrobes

En Suite:

Complete with WC, wash hand basin, and shower

SERVICES:

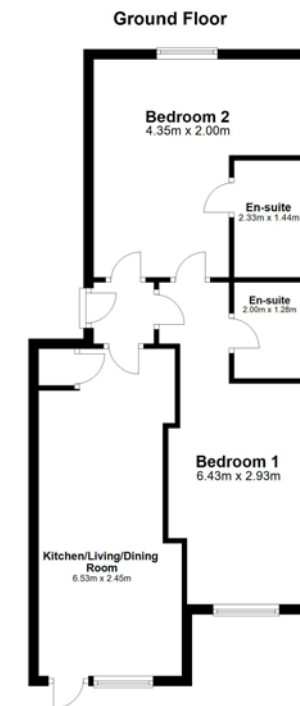
- Electric heating
- Intercom

BER DETAILS

BER: D2

BER No.: 101066793

Energy Performance Indicator: 297.22 kWh/m²/yr



**REA
GRIMES**

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PRSA 001417

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