

owenreilly

FOR SALE BY PRIVATE TREATY



**81 SPENCER HOUSE,
CUSTOM HOUSE SQUARE,
IFSC,
DUBLIN 1.**

BER C1

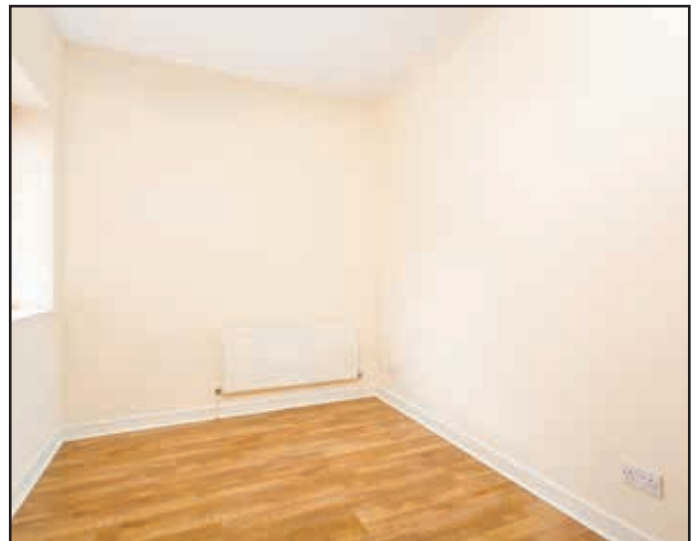
DESCRIPTION

A superb first home or opportunity to invest in a two bedroom property with a designated parking space in the heart of Dublin's International Financial district, surrounded by a wide range of prominent global employers and convenient transport options and offering a vibrant urban lifestyle in the fashionable Dublin Docklands. The property features a welcoming entrance hall, an open plan living/dining room, contemporary kitchen, two double bedrooms, main bathroom and a utility closet. The property is located on the first floor in Custom House Square, a very well maintained, gated development opening onto Mayor Square in the IFSC, adjacent to a LUAS stop.



LOCATION

Ideally situated in the heart of Dublin's financial district with a range of bars, bistros, cafes, restaurants, the Gibson & Spencer Hotels and the National College of Ireland literally on the doorstep while the iconic Samuel Beckett Bridge allows a five minute walk to Grand Canal Dock and all the amenities it has to offer. There are a wide variety of gyms, fitness centres and sports clubs close by. The LUAS stop at the gates of the development at Mayor Square provides easy access to the rest of the city and beyond. Price Waterhouse Cooper, AIG and Facebook are just some of the major employers in the area.



SPECIAL FEATURES

- Superb location in the heart of Dublin's Financial district
- Designated parking space
- Luas stop on doorstep
- Two double bedrooms
- Well managed development
- Fashionable Docklands neighbourhood
- Luas stop on doorstep
- Convenient to the city centre
- Easy access to the M1 via the Port Tunnel



ACCOMMODATION

Entrance hall (5.49m x 0.96m)

Hallway with intercom and hot-press.

Living/dining (5.67m x 3.63m)

Open plan living/dining area with access to the terrace

Kitchen (2.71m x 1.75m)

Fully fitted kitchen comprising oven, hob, hood, fridge-freezer, washing machine.

Master bedroom (3.23m x 3.18m)

Double bedroom with built in wardrobes.

Bedroom 2 (3.88m x 2.48m)

Double bedroom with built in wardrobes.

Bathroom (2.11m x 2.10m)

White three piece suite to include wc, whb and bath with shower overhead.



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VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Steven Quinn

FLOOR AREA

c. 52 Sq. M

BER RATING

C1



Everything we touch turns to...

ALL ENQUIRIES

**41 Forbes Quay, Grand Canal Dock,
Dublin 2**

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