



## 135 The Lighthouse , East Wall, Dublin 3

---

46 sq.m.



DOUGLAS NEWMAN GOOD  
**DNG**

# 135 The Lighthouse , East Wall, Dublin 3

DNG are delighted to represent the sale of No. 135 The Lighthouse a large first floor one bedroom apartment located in this highly sought after development just off Church Road in Eastwall. This modern apartment which is finished to a very high standard offers bright and spacious accommodation along with stylish decor and quality fittings throughout and is sure to appeal to those wishing to live within walking distance of the city centre. The Lighthouse development is a secure gated development with well maintained communal grounds. A designated parking space is included.

The property is close to a host of amenities including local shops, cafes, restaurants and a wide range of sports and recreational facilities. Fairview Park, Clontarf Seafront Promenade, Eastpoint Business Park, IFSC and Dublin City Centre are all within very close proximity. Transport links are excellent with Clontarf Dart Station, a QBC and the Eastlink Bridge close by. Accommodation includes, Entrance hallway leading into a large open plan living/dining and kitchen area. Sliding doors open onto a generous sized balcony. There is a large double bedroom and a bathroom. A designated parking space is provided in the underground carpark.

Viewing is highly recommended to appreciate this super apartment

*The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.*

## Accommodation

Entrance Hall - 5.73m x 1.19m  
With quality laminate floor, hotpress and a large storage press off.

Living/Dining Room - 4.69m x 3.98m  
With quality laminate floor, feature fireplace with electric fire insert and floor to ceiling windows with a door opening onto balcony area. Living/dining area opens into a modern fitted kitchen.

Kitchen - 1.79m x 2.72m  
Modern fully fitted kitchen complete with integrated fridge/freezer, hob/oven/fan and washing machine/dryer. Tiled floor.

## Features

- FIRST FLOOR ONE BEDROOM APARTMENT
- CONVENIENT LOCATION
- SECURE GATED DEVELOPMENT
- DOUBLE GLAZED WINDOWS
- ELECTRIC STORAGE HEATING
- MODERN STYLE FITTED KITCHEN
- FULLY ARMED
- WELL MAINTAINED COMMUNAL AREAS
- DESIGNATED CAR SPACE (No 110)
- CONTENTS INCLUDED IN SALE
- CLOSE TO A LARGE SELECTION OF AMENITIES
- CLOSE PROXIMITY TO EASTPOINT BUSINESS PARK, IFSC AND DUBLIN CITY CENTRE
- Annual Service Charges €1190.00 p.a

BER: D1 BER No. 106393218

EPI: 240.70kWh/m<sup>2</sup>/yr

For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).



View By Appointment  
Asking Price €210,000

## DNG Fairview

2 Malahide Road, Fairview, Dublin 3  
T: 01 8331802 | E: [fairview@dng.ie](mailto:fairview@dng.ie)

**Negotiator:** Catherine Seagrave

PSL 002049

DOUGLAS NEWMAN GOOD  
**DNG**

