

**Apartment 9
Block 3, Clarion Quay
IFSC
Dublin 1**

**HERMAN
WHITE**
ESTATES

FOR SALE BY PRIVATE TREATY



**Superb 5th floor, south facing apartment,
with river views, in the heart of the Irish
International Financial Services Centre.
Ideal home or investment.**

Ref: CW

Asking price €385,000

Superb 5th floor, south facing apartment with river views, situated in this extremely convenient location in the Irish International Financial Services Centre district with it's abundance of shops and cafes, beside the LUAS and DART and city centre. Communal heating system, balcony and carpark. Ideal home or investment.

SPECIAL FEATURES:-

- ◆ South facing with river views
- ◆ Total c. 71 sq m (c. 764 sq ft)
- ◆ Extremely convenient location
- ◆ Situated close to the LUAS and DART



Accommodation:

Entrance Hall:
Cloaks cupboard

Large Living Room/Kitchen: 7.25m x 3.99m
Dividing breakfast bar, good range of fitted presses, double doors to balcony

Bedroom 1: 4.23m x 3.05m
Built in wardrobe, bath with WC and WHB ensuite



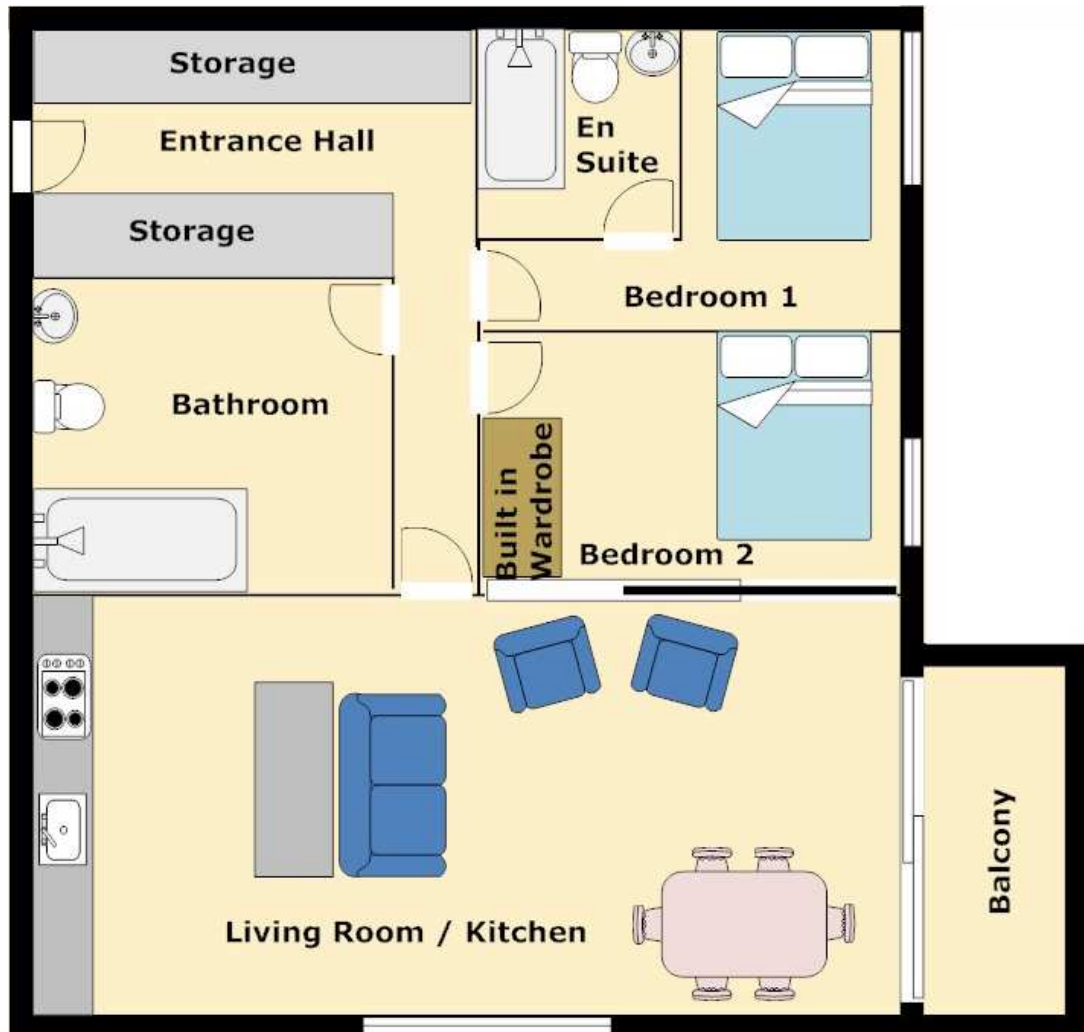
Bedroom 2: 4.23m x 3.71m
Built in wardrobe, large sliding door to Kitchen / Living Room

Bathroom: Bath, WC and WHB

Management fee: €3,500 per annum which includes the communal heating



Outside: Car parking space



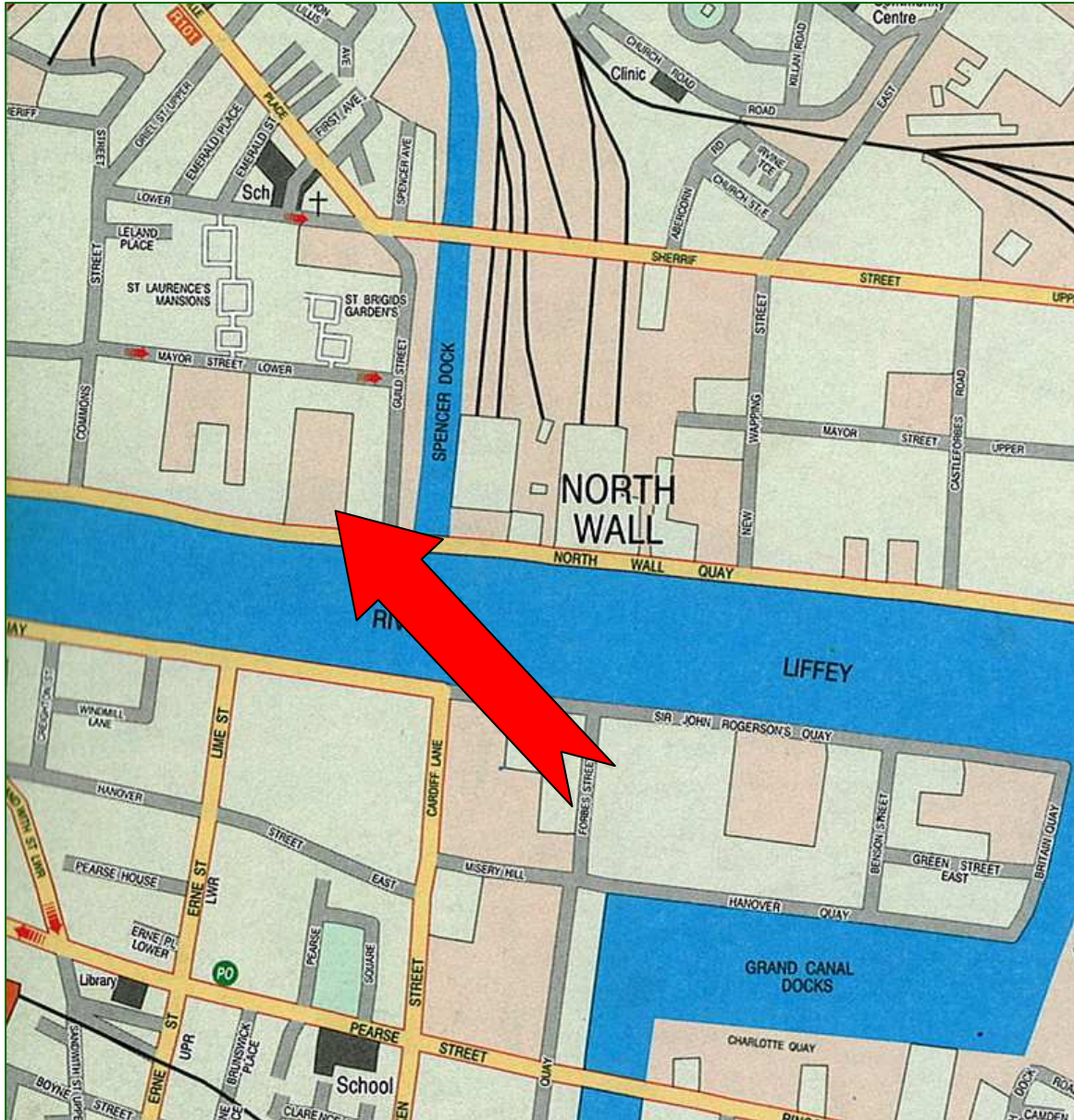
Floor Plan (please note that drawing is not to scale and is for identification purposes only)

PRICE REGION €385,000

VIEWING STRICTLY BY APPOINTMENT ONLY

Directors: David St. C. Herman MIAVI Charles White MIAVI

LOCATION MAP



Ordnance Survey Ireland Licence No. AU 0023604

These particulars are issued by Herman White Estates on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm does not hold themselves

responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment

through us before viewing and are respectfully requested to report their opinion after inspecting. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to owners for consideration.



Property Auctioneers, Valuers and Estate Agents

161 Lower Rathmines Road, Dublin 6.

Tel: +353 1 496 6019 / 497 2245 Fax: +353 1 496 2245

Email: info@hermanwhite.ie Website: www.hermanwhite.ie

