



Apt. 38, Cloncurry House, Spencer Dock,
IFSC, Dublin 1.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is proud to present this fantastic 2 bedroom apartment to the market. Finished to a very high specification throughout with solid oak doors and frames, laminate floors and a quality kitchen, one cannot fail to be impressed by the spacious accommodation. Featuring spacious double bedrooms, both of which have access to the balcony overlooking the communal courtyard & gardens. To the external side of the property is the living accommodation which enjoys the evening sun making it the perfect place to sit outside and take in the views over the city.

The development also features a concierge service who will cater for your every need from booking taxi services, dinner or the theatre to assistance with upkeep and maintenance of your apartment.

Situated in a highly convenient location adjacent the IFSC with every conceivable amenity within the immediate vicinity. Shops, bars, restaurants and Dublin's Convention Centre are a stones throw away. Public transport locally includes the LUAS, the DART and a choice of numerous Dublin Bus routes.

Viewing is highly recommended.



SPECIAL FEATURES

- » Well-appointed 2 bedroom, 4th floor apartment.
- » Finished to an exceptionally high standard.
- » Concierge Service.
- » Gas fired central heating.
- » Dual aspect balcony.
- » Superb location.
- » One designated car parking space. (Space No: 183)
- » Approx. 96.9 sq.m./ 1,043 sq.ft.
- » Excellent location adjacent to the IFSC and only a short stroll from Grand Canal and all the amenities offered by these areas.
- » Numerous transport facilities including Bus, Dart and LUAS close by.

ACCOMMODATION

ENTRANCE HALLWAY

8.12m (26'8") x 1.53m (5'0")

Laminate flooring with visual intercom, hotpress, storage and utility press plumbed washing machine.

SHOWER ROOM

2.65m (8'8") x 1.54m (5'1")

Modern shower room incorporating w.c., w.h.b., heated towel rail, shower cubicle, tiled floor, splash back and granite top.

BEDROOM 1

2.90m (9'6") x 4.55m (14'11")

Spacious double bedroom with fitted wardrobe, recessed ceiling lights and door to balcony.

ENSUITE

2.13m (7'0") x 2.80m (9'2")

Incorporating bath with shower attachment, shower cubicle, heated towel rail, w.c. and w.h.b.

BEDROOM 2

2.67m (8'9") x 4.04m (13'3")

Spacious double bedroom with fitted wardrobe and door to balcony.

BALCONY

1.52m (5'0") x 2.30m (7'6")

Enclosed east facing balcony.

LIVING / DINING ROOM

4.38m (14'5") x 6.66m (21'10")

Well-appointed, bright living area with recessed lighting, laminate flooring and double doors to balcony.

KITCHEN

2.69m (8'10") x 3.01m (9'11")

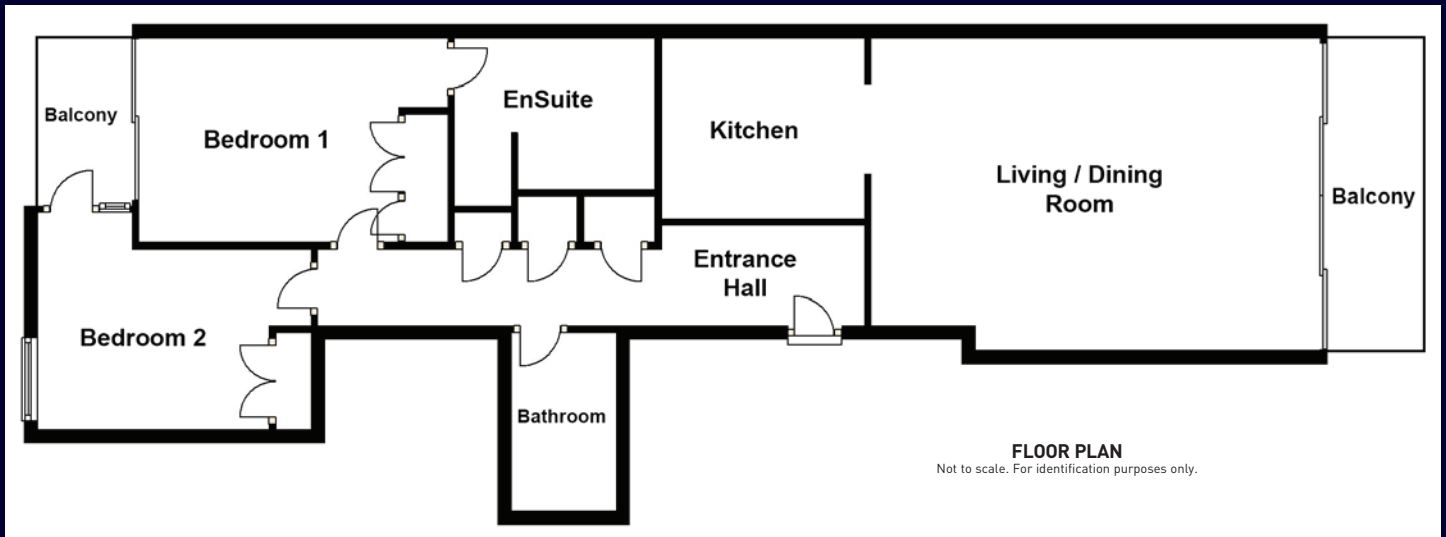
Fully fitted Shaker style kitchen granite worktops and offering an array of wall and base units with integrated fridge/freezer, dishwasher, oven, hob, extractor fan and microwave.

BALCONY

4.45m (14'7") x 1.43m (4'8")

Enclosed, west facing balcony.





DIRECTIONS

Travelling along the quays, pass the Convention Centre on your left hand side then turn left at PWC Ireland. Travel straight across Mayor Street and the LUAS track until the road comes to an end. You are now at Spencer Dock.

MANAGEMENT COMPANY

O'Dwyer Property Management
Tel: 01 660 3822
Email: enquiries@odpm.ie
Service Charge: €2,257.36

BER DETAILS

BER Rating: B3
BER Number: 107411837
Energy Performance Indicator: 126.87 kWh/m²/yr

VIEWING

Strictly by prior appointment with sole selling agents, Hunters Estate Agent, St Martin's House, Waterloo Road, Dublin 4.
Ph: 01 668 0008
Email: info@huntersestateagent.ie

HUNTERS

ESTATE AGENT

T 01 668 0008 E info@huntersestateagent.ie W www.huntersestateagent.ie
St Martin's House, Waterloo Road, Dublin 4
2 Brighton Road, Foxrock, Dublin 18
4 Castle Street, Dalkey, Co. Dublin
PSRA Licence no: 001631



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