

FEATURES:

- Luas Stop On The Doorstep
- Newly Renovated / Turn Key Condition
- Secure Underground Designated Parking
- Fourth Flooring Apartment
- Gas Fired Central Heating

BER C3



FOR SALE BY PRIVATE TREATY

**56 BERESFORD HOUSE
CUSTOM HOUSE SQUARE
IFSC
DUBLIN 1
D01 KF53**



Viewing by appointment only contact
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PRICE REGION €365,000

Floor Area c. 60 sq.m / 646 sq.ft

Flynn & Associates are delighted to offer number 56 Beresford House to the open market. This fabulous two bedroom fourth floor apartment is situated in the heart of the IFSC, directly beside the Luas stop. Fully renovated to an extremely high standard this apartment boasts many features such as wooden floors and south facing balcony overlooking manicured gardens to name just a few. This is an ideal property to suit both first time buyers and investors. Accommodation comprises of welcoming entrance hall with storage, bright lounge with access to the balcony, modern kitchen with fitted appliances, two spacious bedrooms, and main bathroom. There are a host of local shops, restaurants and bars all within walking distance from the apartment. Early viewing of this fine property is highly recommended and by appointment only.



ACCOMMODATION

Entrance Hallway
3.14m (10'4") x 2.95m (9'8")

Semi solid wood floor.

Lounge
6.47m (21'3") x 3.84m (12'7")

Semi solid wood floor, tv point, fitted light fixtures, coving, access to balcony.

Kitchen
3.01m (9'11") x 1.77m (5'10")

Excellent range of fitted press units, plumbed for dishwasher & washing machine, tiled floor & splashback.

Bedroom 1
3.8m (12'6") x 2.9m (9'6")

Built in wardobes, semi solid wood floor.

Bedroom 2
3.8m (12'6") x 2.1m (6'11")

Semi solid wood floor, built in wardrobes.

Bathroom
2.12m (6'11") x 1.74m (5'9")

Comprising wc, whb & shower, heated towel rail, plumbed for washing machine, tiled floor & part tiled walls.