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Luton - Satn
10.00 - 16.00
MON - SAT

1 SWIFT HALL

DEAN STREET,
THE COOMBE, DUBLIN 8

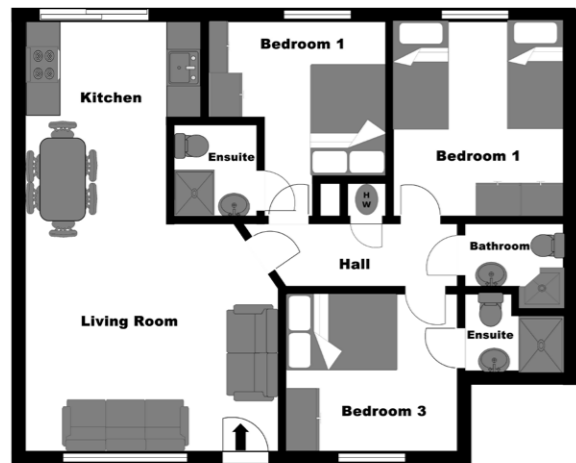
3 bedroom ground floor apartment with car parking
c.68sq.m. / c.730sq.ft. 3 Double Bedrooms, 3 Bathrooms

FOR SALE BY PRIVATE TREATY



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professionalism
worldwide





Not to scale
For Identification
purposes only

Property

Own door dual aspect 3 bedroom apartment with 3 bathrooms and 2 separate car spaces located in the heart of the city, beside Christchurch and St Patrick's Cathedral. This generous apartment would be a shrewd investment property or family home. The apartment has been completely renovated and repainted and has new carpet throughout. Swift Hall was built 15 years ago on the site of the Convent of the Holy Faith. There are 2 car spaces which are on the surface level and are accessed through an electronic gate.

Location

Swift Hall in the Coombe is between Francis Street and St Luke's Avenue at the St Patrick's Cathedral junction in the heart of the city. You are less than 10 minutes' walk to Grafton Street.

Floor Area: c.68sq.m. / 730sq.ft.

Hall

c.3.52m x 1.07m

New carpet, Horstmann Economy 7 water control, smoke alarm, coving.

Living Room

c.3.97m x 4.34m

Electric fire and timber fireplace, new carpet, 3 seater and 2 seater sofa, coving, alarm panel.

Kitchen / Dining Area

c.3.54m x 2.38m

Big kitchen / Dining area with painted kitchen units including Electrolux hob, cooker and extractor fan, Tricity Bendix dishwasher, plumbed for washing machine, lino floor, wall tiling, patio door and the two car spaces are directly outside this door, coving, telephone point.

Bedroom 1

c.3.26m x 2.6m

Double bedroom with bed, fitted wardrobe, coving.

En Suite

c.1.4m x 1.55m

WC, whb, shower with glass door, coving, shaving light, lino floor.

Bedroom 2

c.3.45m x 2.99m

Double bedroom, 2 single beds in this room included, coving, fitted wardrobe.

Bedroom 3

c.3.0m x 2.8m

Double bedroom, fitted wardrobe, 1 single bed in this room included, coving.

En Suite

c.1.3m x 1.64m

WC, whb, shower with glass door, lino floor, wall tiled, shaving light.

Bathroom

c.1.71m x 1.47m

White suite comprising WC, whb, shower with glass door, lino floor, wall tiling, shaving light.

Hotpress

Insulated tank and two shelves.

Outside

2 car parking spaces.





Features

- Beside the beautiful Saint Patrick's Cathedral & Park.
- South facing apartment.
- Swift Hall was built on the site of the Convent of the Holy Faith.
- All new carpet throughout.
- Dimplex Electric Storage Heating.
- Completely repainted - walk in condition.
- All furniture included in the sale.

- Excellent rental area.
- 10 minute walk to Grafton Street.
- 3 double bedrooms and 3 bathrooms.
- 2 car spaces (gated development).
- Ready to go for C.G.T. Tax deadline exemption.
- Dual aspect apartment.

Property Management

Management Company: Swifthall Management Company Ltd
 Management Agent: Smith Property Management (01 825 5423)
 Management Charge: €1,666 per annum

Directions

Located on Dean Street just off Cork Street, beside The Coombe and Christchurch.

Car Parking

2 car parking spaces within the secure parking structure.

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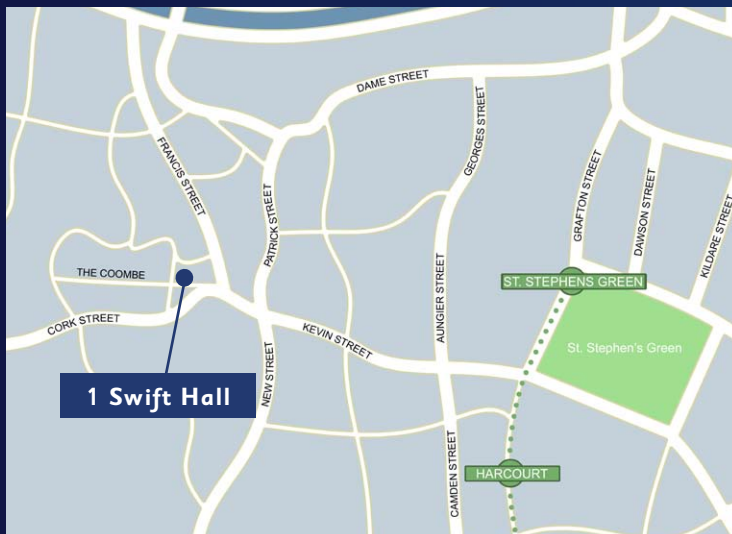
B.E.R.: TBC XXX.XXkWh/m2/yr
 B.E.R. Number: TBC

Price

On Application.

Viewing

By appointment with Glenn Burrell, Finnegan Menton Ltd on 01 614 7900 or gburrell@finnegamenton.ie



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