

For Sale By Private Treaty



114 Island Key

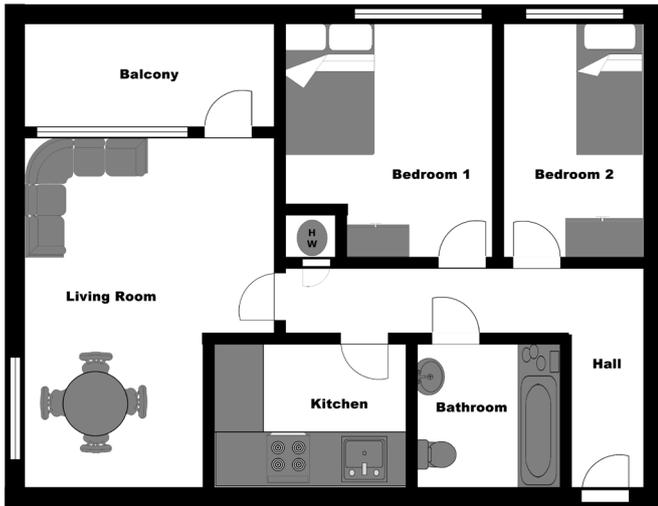
**East Road, East Wall,
Dublin 3**

BER C1

Two Bedroom Second Floor Apartment
c.55sq.m. / 590sq.ft.



FINNEGAN
Menton



*Not to scale
For Identification
purposes only*

Location:

This apartment is located just off East Road in East Wall, close to Spencer Dock, The Convention Centre, Luas line, 3 Arena and the IFSC.

Description:

2 bedroom second floor apartment with balcony and 1 car space.



Features:

- 2nd floor apartment
- South facing balcony
- 1 car space included
- Crèche in the development
- Excellent location to the IFSC
- Timber floors throughout
- Currently rented for €950 per month and the tenants have indicated they would like to stay
- High ceilings throughout
- Furniture available at extra cost to include: 1 x double bed, couch, kitchen table and chairs, oak timber door throughout – high quality.

Accommodation:

Floor Area: c.55sq.m. / 590sq.ft.

Entrance Hall

c.5.19m x 1.05m

Oak wood floor, visual intercom.

Living / Dining Room

c.3.75m x 4.94m

Open plan living and dining area, high ceiling, balcony door, tv point, oak wood floor.

Kitchen

c.1.86m x 2.9m

Cream kitchen units with timber effect counter top including Beko, fridge freezer, Beko dishwasher, Beko cooker and hob with stainless steel extractor hood, Indesit washer/dryer, splashback wall tiling and complete floor tiling. The kitchen is a separate room from living / dining area.

Bathroom

c.2.23m x 1.85m

Fully fitted bathroom with complete wall and floor tiling, white sanitary ware suite comprising WC, whb, bath with bath screen, chrome towel rail, extractor fan.

Bedroom 1

c.3.56m x 2.94m

Double bedroom, laminate timber floor, fitted wardrobe.

Bedroom 2

c.2.14m x 3.55m

Laminate wood floor, fitted wardrobe.

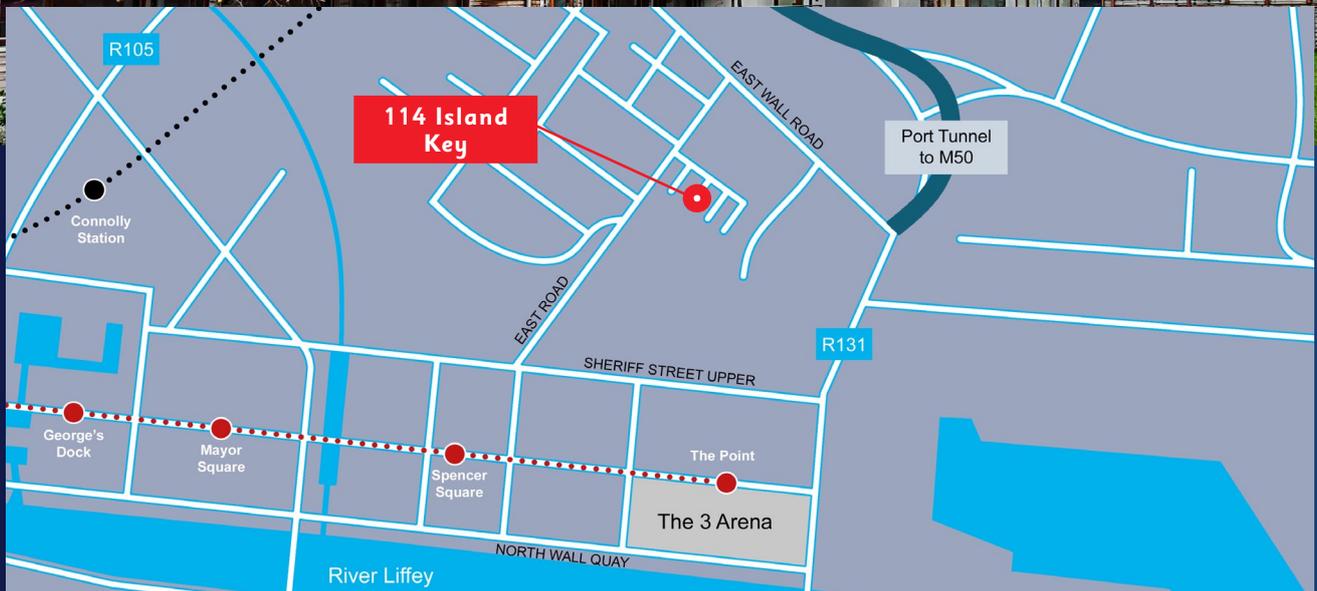
Hotpress

Two large shelves and insulated water tank.

Outside

c.3.45 m x 1.58 m decked balcony, external light. 1 designated parking space.





Heating:

Natural gas fired central heating.

Car Parking:

Parking space No. 120 is included.

BER:

B.E.R.: C1 156.26kWh/m2/yr
B.E.R. Number: 100910082

Price:

On Application.

Property Management:

Management Company: Teenoso Property Company

Management Agent: Comer Property Management Ltd

Viewing:

Strictly by prior appointment with at least 48 hours notice needed for the tenants. Please contact us for the next open viewing time.

Contact Glenn Burrell on 01 614 7900



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