Kelly Bradshaw Dalton
165 Drumcondra Rd Lower
Drumcondra
Dublin 9
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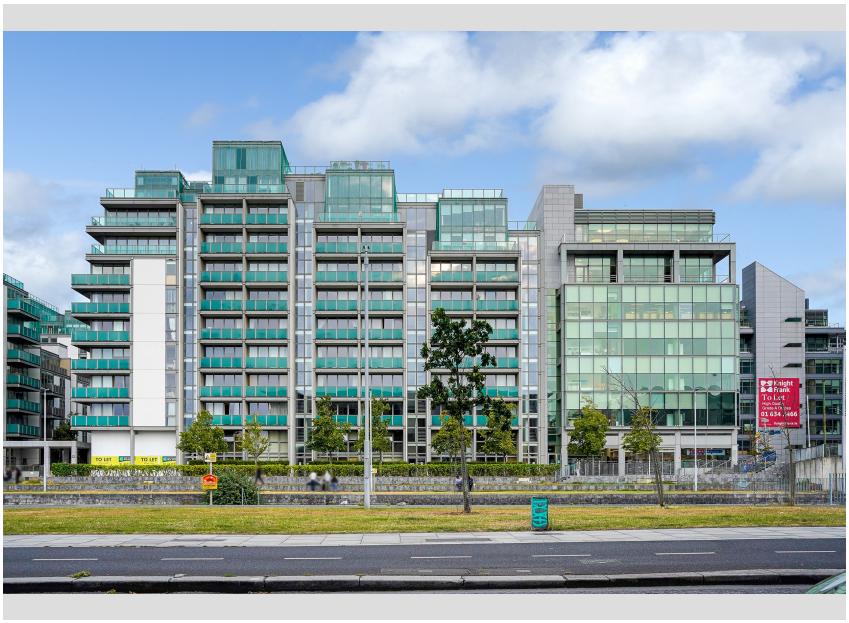
Apt. 44 Cloncurry House, Spencer Dock, Docklands, Dublin 1

Starting Bid: €475,000.00



For sale by Kelly Bradshaw Dalton via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Excellent Location / 2 Bedroom / 2 Bathroom / Light Filled / High Ceilings / Quartz Countertops

We are delighted to present for sale 44 Cloncurry House.

Located on the 7th Floor in this ever-popular development, this is truly a superb and generously proportioned dual aspect 2 bedroom apartment.

Step into luxury living at 44 Cloncurry House. This stunning dual aspect 2 bedroom apartment is flooded with natural light, boasting private balconies and floor to ceiling windows. The high-quality finish includes wooden floors, quartz countertops, recessed lighting, and top-of-the-line kitchen appliances.

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Residents can enjoy landscaped grounds, concierge services, and 24-hour security, along with an underground parking space.

Located in the vibrant IFSC, this property is surrounded by fantastic amenities such as restaurants, shops, and entertainment venues. With easy access to the South Docklands via nearby bridges, residents can enjoy everything the area has to offer, including the Bord Gáis Energy Theatre. Convenient public transport options like trains, DART, Dublin Bus, and LUAS make commuting a breeze.

Don't miss the chance to experience luxury living in this prime location.

Rooms
Hall - 8.15m x 1.56m

Bathroom - 2.62m x 1.43m

Living Room - 4.45m x 4.16m

Dining Area - 4.45m x 2.37m

Balcony - 4.45m x 1.5m

Kitchen - 3.09m x 2.79m

Bedroom One - 4.42m x 3.02m

Ensuite - 2.86m x 2.55m

Balcony - 2.38m x 1.36m

Bedroom Two - 4.08m x 3.25m

Features
Built in 2008
Dual Aspect Views and Balconies
Two Bedrooms and Two Bathrooms
South & East Facing
High Ceilings
Underground Car Parking
Maint Fees €3,412.58
Concierge Service
24 Hour Security
IFSC & Water Views
GFCH
BER B3 / BER No.10301395551
Energy Performance Indicator 141.41 kWh/m²/yr

TO VIEW OR MAKE A BID Contact Kelly Bradshaw Dalton or iamsold, www.iamsold.ie

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Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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