



BER B2

35 Aran House,
Custom House Square,
IFSC,
Dublin 1

owenreilly

For Sale By Private Treaty



35 Aran House, Custom House Square, IFSC, Dublin 1

DESCRIPTION

Exceptional two bedroom apartment recently renovated to the highest of standards to include new bathrooms, kitchen and heating system with NEST temperature control. Features include a designated parking space, high ceilings throughout, a south facing aspect and an attractive outlook into an internal courtyard. Custom House Square is a modern, well managed development in a prime location next door to a Luas Stop and just minutes from the recently announced location of the new Salesforce office. The spacious accommodation briefly comprises a welcoming entrance hall, open plan living room, kitchen with access to a south facing terrace, two double bedrooms, master en-suite and a bathroom. This property offers a superb opportunity to acquire a high quality, upper floor city residence.

LOCATION

Ideally situated in the heart of Dublin's financial district with a range of bars, bistros, cafes, restaurants, the Gibson & Spencer Hotels and the National College of Ireland literally on the doorstep while the iconic Samuel Beckett Bridge allows a five minute walk to Grand Canal Dock and all the amenities it has to offer. There are a wide variety of gyms, fitness centres and sports clubs close by. The LUAS stop at the gates of the development at Mayor Square provides easy access to the rest of the city and beyond. PWC, AIG and Facebook are just some of the major employers in the area.

SPECIAL FEATURES

- Attractive communal garden
- Balcony with sunny aspect
- Centrally located
- Close to LUAS
- Designated car parking space
- Gas fired central heating
- Generous balcony
- High ceilings throughout
- Luxury bathrooms
- Newly fitted kitchen
- South Facing

FLOOR AREA: 70 Sq. M.

BER: B2

NEGOTIATOR

Owen Reilly



ACCOMMODATION

Entrance Hallway (3.76m x 1.36m)
Welcoming entrance hall with walnut flooring.

Living/dining room (6.32m x 3.64m)
Large open plan room with walnut flooring, high ceilings and terrace access. Lovely south facing aspect.

Kitchen (2.90m x 2.39m)
Fully fitted kitchen with integrated oven, hob and extractor fan, fridge freezer and washing machine. has a tiled floor and grey gloss counter top finish.

Master bedroom (3.89m x 3.79m)
Large double bedroom with walnut flooring and slide wardrobes.

En-suite (1.97m x 1.5m)
Smart en-suite with WC, WHB, shower cubicle and heated towel rail. Natural light.

Bedroom 2 (3.54m x 2.97m)
Double room with walnut flooring.

Bathroom (1.96m x 2.30m)
Newly fitted bathroom with tiled flooring and wall. WC, WHB, shower cubicle with rainwater shower head and heated towel rail.

Terrace (2m x 3.60m)
Sunny south facing terrace overlooking internal gardens.



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