



BER C1

3 Clarion Quay, Block 11,
IFSC, Dublin 1.

owenreilly

For Sale By Private Treaty



3 Clarion Quay, Block 11, IFSC, Dublin 1.

DESCRIPTION

Owen Reilly presents this very spacious one bedroom apartment with a designated parking space presented in turn-key condition perfect for first time buyers and investors alike. Clarion Quay is a well managed development in the heart of the vibrant Docklands just off Mayor Square with a Luas Stop adjacent. The interior comprises of an entrance hall, living room and kitchen, large bedroom and a bathroom. An added bonus is a generous patio overlooking an internal courtyard. Viewings highly recommended!

LOCATION

The Docklands is Dublin's most desirable city quarter yet is only fifteen minutes from Grafton Street. Docklanders are spoilt for choice in terms of amenities. A range of trendy bars, cafes, restaurants and shops are on the doorstep. World class entertainers can be enjoyed on a weekly basis in the Three arena

and Grand Canal Theatre. The Luas provides easy access to the rest of the city and the Dart is less than a fifteen minute walk.

SPECIAL FEATURES

- Designated parking space
- Turn key condition
- Generous patio space
- Fantastic location & adjacent to Luas stop.
- Centralised gas fired heating system
- Award winning development

OTHER

Floor area: 50 Sq. M.
BER: C1

NEGOTIATORS

Viewing by appointment only with Owen Reilly and Steven Quinn



ACCOMMODATION

Entrance hall (4.43m x 1.28m)

Welcoming hallway with intercom and separate storage.

Living room/kitchen (4.52m x 3.91m)

Bright and spacious room which leads to patio looking into an attractive landscaped garden.

Bedroom (3.51m x 3.49m)

Spacious double bedroom featuring built in wardrobes.

Bathroom (2.27m x 1.71m)

Tiled bathroom with large wall mirror, white three piece suite to include bath and pump shower.

Terrace

Large east facing terrace.



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