

Three Bedroom Apartment



**461 Castleforbes Square,
Block K,
IFSC,
Dublin 1**



DESCRIPTION

Madden Property Consultants are delighted to present to the market this stylish and spacious, three-bedroom, two-bathroom, fifth floor apartment, with the added benefit of a secure parking space in Dublin's North Docklands.

Number 461 is presented in excellent decorative order throughout and is circa 92 square meters in size. The well-furnished accommodation comprises of a large living/ dining room, kitchen, three double bedrooms, master en-suite and family bathroom. There is also ample storage space off the entrance hall and the property benefits from a private balcony. The bathrooms and kitchen have been recently renovated with modern fixtures and re-tiled floors and walls. The Luas stop at The Point is right outside the entrance door, 50 meters away.

FEATURES

- Approx. 92sqm
- Plus large balcony 5.4sqm
- Designated secure parking space
- Large light filled rooms
- Excellent rental potential
- Potential 7.5% rental yield
- Excellent transport services
- Adjacent to numerous amenities



ACCOMMODATION

Living room: 6.3m x 3.8m
Wooden floors and access to balcony

Kitchen: 2.5m x 2.1m
Completely refurbished

Master bedroom: 5.2m x 3.5m
West facing, wooden floor

En-suite: 2.5m x 1.2m
Completely refurbished

Bedroom 2: 3.9m x 3.3m
West facing, wooden floor

Bedroom 3: 4m x 2.9m
Wooden floor

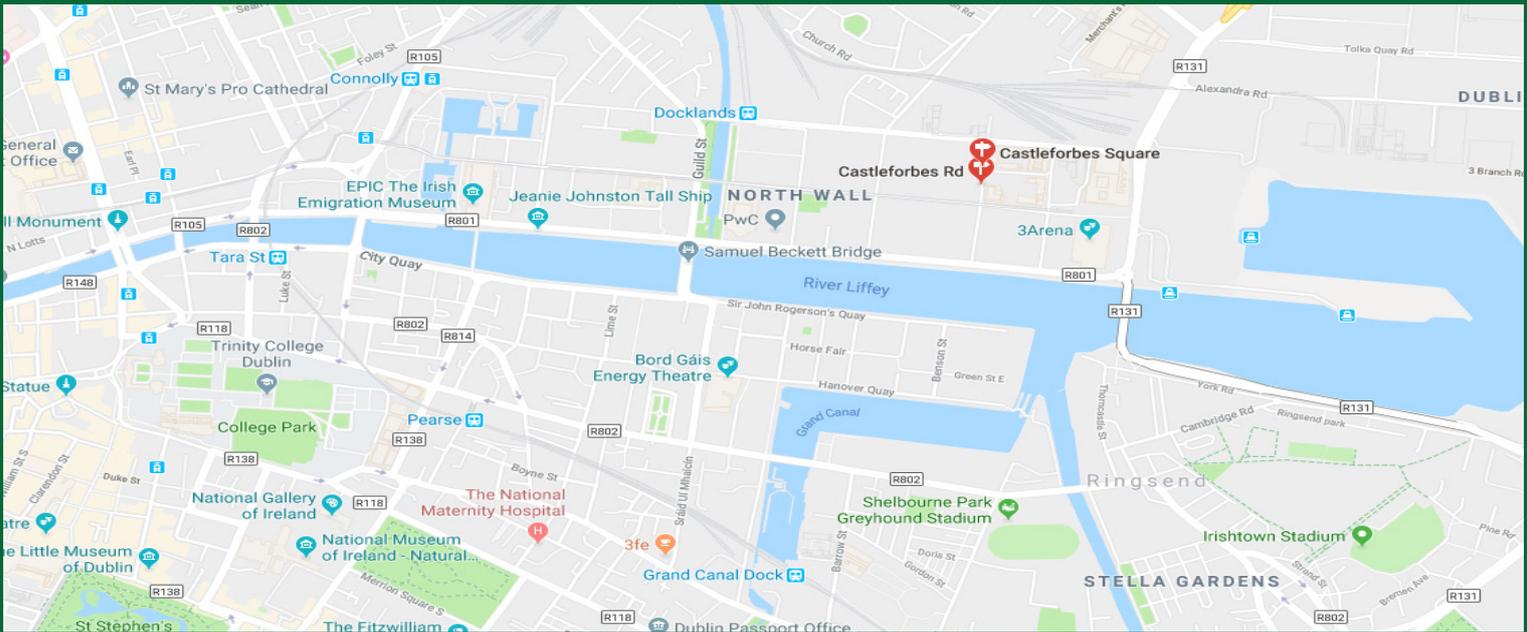
Family bathroom: 2.3m x 1.6m
Completely refurbished



LOCATION

This complex is ideally located beside the 3Arena and Point Village in Dublin's North Docklands/IFSC. The apartment is surrounded by an array of cafes, restaurants and shops. Many of the major firms in the finance and tech industry such as Citibank, Morgan Stanley, KPMG and PwC, are located nearby. East Point Business Park is a short walk away and across the River Liffey is the ever-popular Grand Canal Dock where many international companies like Facebook, Accenture and Google

have set up their European Headquarters. The apartment is also serviced by the LUAS Red Line at The Point, several Dublin Bus routes as well as being within easy walking distance from Connolly Station and Bus Aras, make this apartment very accessible. The airport journey time is approx. 15 minutes and the Aircoach is less than a four-minute walk from the apartment. The Port tunnel is a three-minute drive away with access to both the M50 and M1.



Madden Property Consultants

Nobody does it better!

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