

# For Sale

By Private Treaty

Guide Price

## €230,000

# grimes<sup>®</sup>



## 2 Bedroom Apartment – c 58m<sup>2</sup> / 624 ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

Apartment 97 Exchange Hall

Belgard Square North

Dublin 24

D24 AK54

PSRA No. 001417

**BER D1**

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## DESCRIPTION

Grimes are delighted to bring this 4<sup>th</sup> floor 2 bedroom apartment to the market. Located in the centre of Tallaght Village close to all amenities Tallaght has to offer including the Hospital, Tallaght IT campus and The Square Shopping Centre. Tallaght is a vibrant centre with many cafes, bars and restaurants. The LUAS Red Line is within five minutes walking distance of the development.

No 97 is bright and spacious and has been well maintained throughout, ideally suited to owner occupier or investor alike. Accommodation briefly comprises of Kitchen, Living/Dining room, 2 bedrooms with master en-suite and a family bathroom. There is also a balcony off the living area.

Viewing is highly recommended.

## ACCOMMODATION

Foyer 1.88m x 3.54m	Bright entrance hallway with wooden floor and storage/cloakroom area.
Living/Diningroom 5.06m x 3.08m & 1.78m x 2.07m	Wooden flooring throughout, bright spacious room with access to the balcony via sliding doors. Balcony area 4 sqm.
Kitchen 2.83m x 1.77m	Tiled floor, integrated units at counter and overhead level. Integrated appliances and tiling to walls.
Master Bedroom 4.41m x 2.61m	Wooden floor, integrated wardrobe.
En-Suite 1.95m x 1.38m	Fully tiled from floor to ceiling with shower, WC & WHB.
Bedroom 2 3.30m x 2.51m	Spacious double bedroom with wooden floor and fitted wardrobes.
Bathroom 1.69m x 1.81m	Fully tiled from floor to ceiling with shower, WC & WHB.

## FEATURES

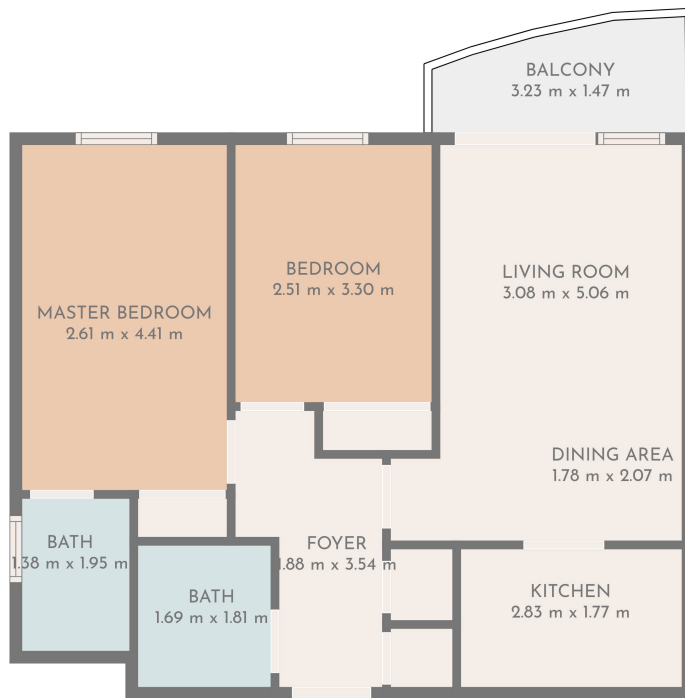
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- Spacious, bright, well-presented accommodation throughout.
- Storage Heating
- Fourth floor apartment with Balcony
- Host of amenities on your doorstep
- Underground parking included.
- Lift access
- Superb investment opportunity for owner occupier/investor alike.
- The latest tenants started on 1st May 2021 at a monthly rent of €1500 in total. €1320 for the apartment and €180 for the car space.
- This increased to €1560 on 1st May 2023. €1373 for the apartment and €187 for the car space.
- The car park yearly license fee was €845 plus VAT for the year to 31 March 2025.
- The annual service charge was €2286 for the year to 31 December 2024.

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## IMAGES





**TOTAL: 58 m<sup>2</sup>**  
 FLOOR 1: 58 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 4 m<sup>2</sup>



## PRICE

AMV €230,000

## VIEWING

By appointment.  
 Dermot Grimes.

Please contact us to arranging a viewing.  
 We are open from 9 am to 5.30 pm Monday  
 to Friday and by appointment on Saturdays.

## THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3%** cash back for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

**2% Back-in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



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