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Apt 6, 10 Aston Abbey, Aston Quay

Starting Bid: €250,000.00







For sale by Kelly Bradshaw 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.

PRIME CITY CENTRE LOCATION / HEART OF TEMPLE BAR / BALCONY / EXCELLENT RENTAL LOCATION / DUAL ACCESS FROM ASTON QUAY & BEDFORD LANE / CLOSE TO ALL AMENITIES & TRANSPORT LINKS

Features

PRIME CITY CENTRE LOCATION
HEART OF TEMPLE BAR
BALCONY
EXCELLENT RENTAL LOCATION
DUAL ACCESS FROM ASTON QUAY & BEDFORD LANE
CLOSE TO ALL AMENITIES & TRANSPORT LINKS

The property offers a practical and well-proportioned layout comprising an open-plan living

and kitchen area, double bedroom and bathroom. While the apartment would benefit from some modernisation, it provides an excellent opportunity for a purchaser to upgrade and personalise the accommodation to their own taste.

The open-plan living/kitchen area forms the heart of the apartment, providing a comfortable space for both relaxing and dining. A particular feature of Apartment 6 is the balcony, offering valuable private outdoor space in this highly central city location. The accommodation is completed by a double bedroom and bathroom.

For investors, the combination of a one-bedroom layout, private balcony and exceptional Dublin 2 location makes this an attractive proposition in an area with longstanding rental appeal. Equally, the apartment may appeal to owner-occupiers seeking a centrally located home with the opportunity to add their own finishing touches.

Situated on Aston Quay in the centre of Temple Bar, Apartment 6 enjoys immediate access to an exceptional range of restaurants, cafés, entertainment venues, cultural attractions and city-centre amenities. The Irish Film Institute, Smock Alley Theatre, Temple Bar Gallery & Studios, Meeting House Square and The Button Factory are all within easy walking distance.

The apartment is also ideally positioned close to Dublin's principal business, financial, educational and retail districts, offering all the convenience associated with city-centre living. The development benefits from dual access from both Aston Quay and Bedford Lane, adding further convenience.

Public transport connections are excellent, with numerous Dublin Bus services nearby, the LUAS Red Line within easy reach and both Tara Street and Pearse Street railway stations within walking distance. Dublin Airport is also readily accessible via public transport links.

Apartment 6 represents an excellent opportunity to acquire a one-bedroom property with a balcony in one of Dublin's most established and sought-after city-centre locations.

Viewing is highly recommended and available through KELLY BRADSHAW.

Rooms

Living Room - 2.67m x 2.58m

Dining Area - 2.67m x 1.93m

Kitchen - 2.15m x 1.58m

Bedroom - 3.52m x 2.45m

Bathroom - 1.65m x 1.58m

To view or access the legal pack copy and paste following link:
http://www.iamsold.ie/properties/ee490e840cb34e8aa4cb08c185d29d85/auction-pack

To view or make a bid contact Kelly Bradshaw or iamsold, www.iamsold.ie

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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