



PER MONTH

€875 Per

Welcome to this charming first floor duplex apartment in the heart of the city!

Perfectly situated for easy access to local amenities, this property boasts a modern open-plan living area that seamlessly integrates with a stylish kitchen.

Enjoy relaxing or entertaining on the private balcony, which extends from the living space. With two cosy bedrooms and recently installed gas heating, you'll stay comfortable year round.

The double-glazed windows ensure peace and quiet, enhancing your living experience.

The convenience of off street parking adds an extra layer of ease.

Whether you're a busy professional or a small family, this well-appointed apartment offers comfort and convenience in a prime location.



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

PROPERTY FEATURES



TYPE ROOM NAME HERE



TYPE ROOM NAME HERE

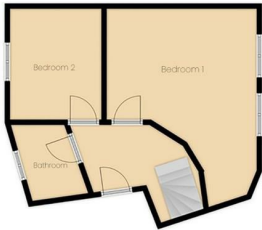


TYPE ROOM NAME HERE

THIS PROPERTY COMPRISES

- First Floor Duplex
Apartment In Central
City Centre Location
- Spiral Staircase
Leading To Open
Plan Kitchen/Living
Room With Access
To Private Balcony
- Two Bedrooms On
First Floor
- Main Bathroom On
First Floor And
Convenient WC
Located On Second
Floor
- Gas Fired Central
Heating And uPVC
Double Glazed
Windows
- Off Street Parking
- Sought After Location
Just A Short Stroll To
The Marina And
Local Amenities

FLOOR PLANS



First Floor



Second Floor

GROUND FLOOR

FIRST FLOOR



TYPE ROOM NAME HERE

Energy Efficiency Rating

The rating for this property is:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

* For your information: The UK average rating is 'E50'.