

For Sale by Private Treaty

74 Inbhir Ide

Malahide • Co. Dublin • K36 W841



5-bedroom Semi-detached house. C.1856sqft

Guide: €550,000

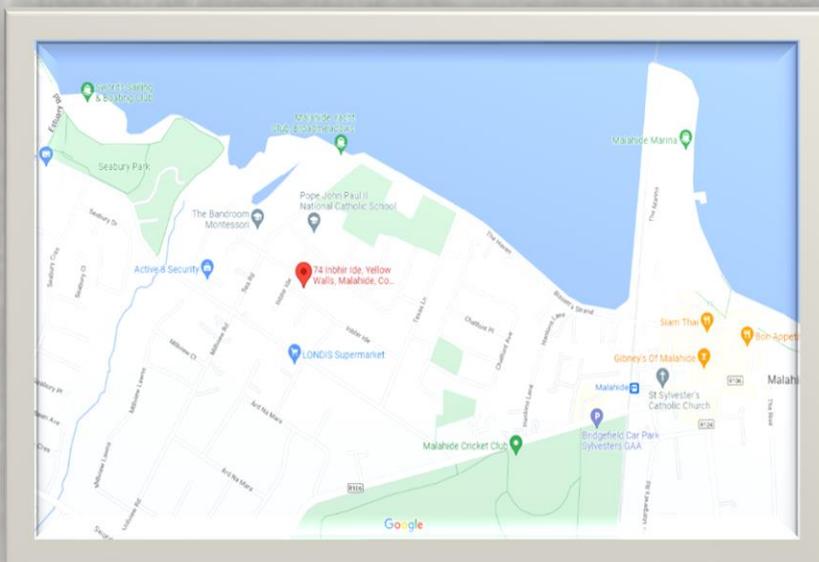
Michael Dorgan Auctioneers & Valuers are delighted and privileged to present new to the market this 5-bedroom family home, benefiting from bright spacious living accommodation a very practical attic space, south facing front garden in the much sought-after location within a stone's throw of the Malahide coast line with easy access to the Airport/M1/M50/Port Tunnel. Viewing strictly by appointment.



Location:



Location is excellent within close proximity to Malahide Village & Marina with a host of amenities such as shops, schools, pubs, restaurants and sport facilities. Easy access to The Pavilions Shopping Centre, while the M1 motorway provides excellent access to Dublin Airport (only 10min drive) the M50 and the City centre. The property is 15 mins walk from Malahide Dart and rail station and it has a frequent bus service within walking distance. Sought after John Paul II primary school located within 2min walking distance.



Features:

Benefiting from its location this house also benefits from bright and spacious living accommodation with a generous south facing garden with the mature planting to ensure privacy. The generous communal green area contributes to the vibrant community spirit in the area with many people coming together for dog walks, chats and the occasional street party on the green, which also now hosts an outdoor fitness group.

The property can also boast the following:



- Areas are set out in Lawn & concrete.
- Mains Water, Gas & Sewerage.
- Gas fired central heating system.
- New installed boiler.
- Insulated walls & attic.
- PVC double glazed windows.
- Ground floor guest W/C.
- 2car spaces with electric charging point.
- Outdoor tap front and back.
- Pond in the garden.
- Garden shed.
- Decking area.

Accommodation:

(Ground Floor)



Entrance Hall:

1.80m x 5.99m
(5` 11`` x 19` 08``)

- Tiled floor at the entrance.
- Carpet floor.
- Power point.
- Phone point.
- Radiator.

Office room:

2.42m x 7.48m
(7` 11`` x 24` 06``)

- Timber floor.
- Radiator.
- TV point.
- Power points.
- Computer point.
- Second phone line.



Living room:

4.20m x 3.97m
(13` 09`` x 13`)

- Solid timber floor.
- Power & TV points.
- Radiator.
- Open cast iron fireplace with timber surround.
- Sliding double door to the kitchen.



Kitchen/dining room:

3.24m x 6.05m

(10' 07" x 19' 10")

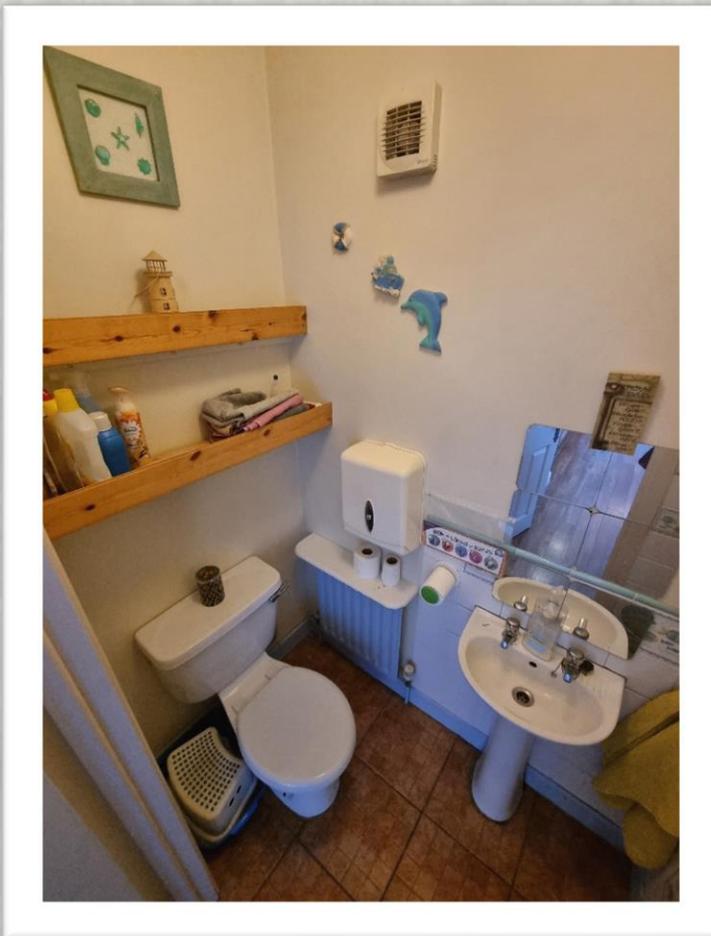
- Timber floor.
- Oak wall & floor kitchen units.
- Gas hob.
- Double electric oven.
- Extractor fan.
- Integrated dishwasher.
- Hot & Cold double stainless-steel sink.
- Radiator.
- Power points.
- French doors onto garden.

Utility:

2.34m x 2.45m

(7'08" x 8')

- Tiled floor.
- Power points.
- Radiator.
- Gas burner.
- Velux window.
- Under sink water heater.
- Stainless steel sink.
- Door to the rear.



WC:

1.60m x 0.95m

(5'03" x 3'01")

- Tiled floor.
- Toilet.
- WHB.
- Tiled half way up the wall.
- Shelving.
- Extractor fan.

(First Floor)



Stairs and landing:

3.52m x 2.42m

(11' 06" x 7' 11")

- Carpet stairs & landing.
- Spiral stairs.

Bedroom 1:

4.24m x 3.82m

(13' 11" x 12' 06")

- Carpet floor.
- Power points.
- Radiator.

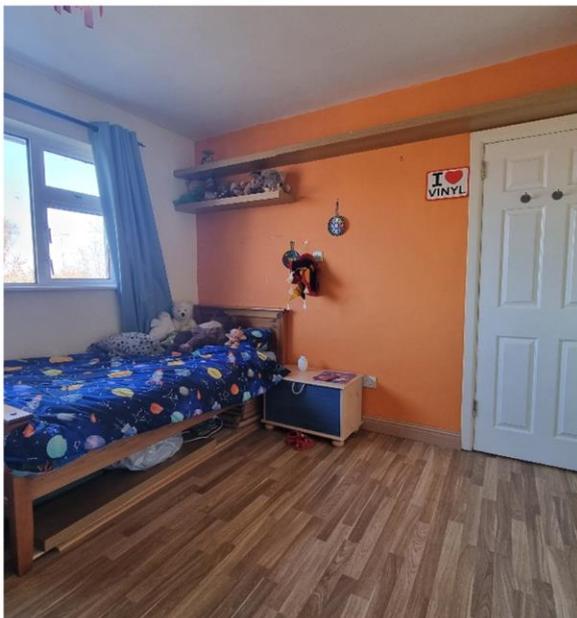


Bedroom 2:

3.27m x 3.31m

(10' 08" x 10' 10")

- Carpet floor.
- Power points.
- Radiator.
- Built in shelving.

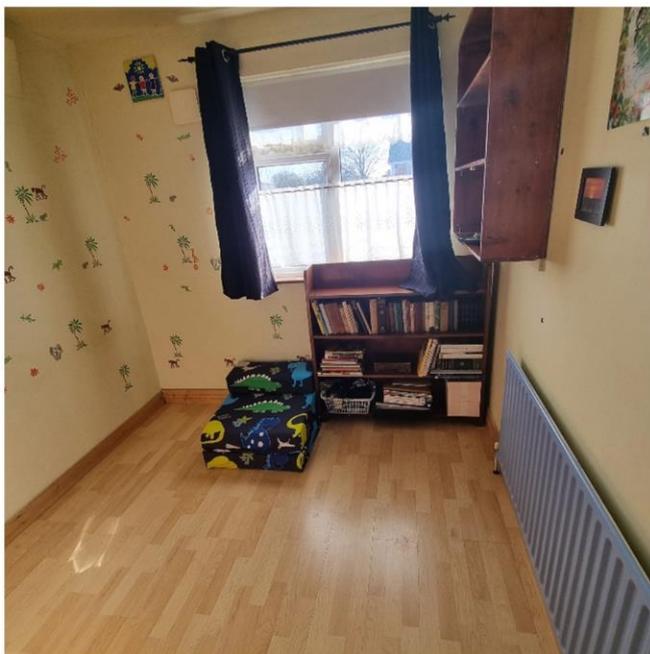


Bedroom 3:

2.43m x 3.04m

(8` x 9` 11` `)

- Timber floor.
- Radiator.
- Power points.



Bedroom 4:

4.18m x 2.41m

(13` 08` ` x 7` 11` `)

- Carpet floor.
- Power points.
- Radiator.

Bedroom 5:

2.40m x 2.22m

(7` 10` ` x 7` 03` `)

- Timber floor.
- Radiator.
- Power points.



Main bathroom:

2.11m x 2.11m
(6` 11`` x 6` 11``)

- Timber floor.
- Bath.
- Toilet.
- WHB.
- Towel radiator.
- Recessed lights.



Shower room:

0.77m x 1.51m
(2` 06`` x 4` 11``)

- Tiled floor.
- Tiled wall to wall.
- Triton shower.
- Extractor fan.



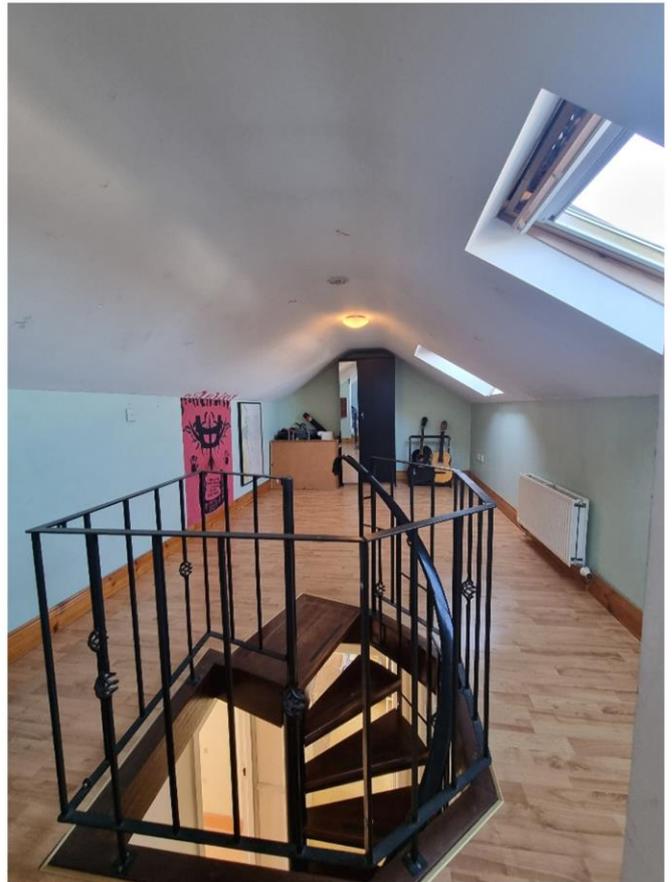
(Second floor)

Attic room:

3.05m x 8.38m

(10' x 27' 05')

- Timber floor.
- Access via spiral stairs.
- 3 x Velux windows.
- Radiator.
- Power points.
- 4 x side storage.



Directions:



74 INBHIR IDE

MALAHIDE

CO. DUBLIN

K36 W841 Eircode found

[Address Query ?](#)



Property Details	
Back	
Folio Number	DN57391F
Title Level	Freehold
Plan Number	47
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	1
Address	74 Inbhir Ide, Malahide, Co. Dublin, K36 W841
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<small>*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.</small>	
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Terms:



Guide: €550,000

This property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with agents:

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



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