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Auctioneers / Estate Agents / Valuers / Surveyors / Property Management / Investment Consultants.

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FOR SALE BY PRIVATE TREATY

“Substantial five bedroom detached home in mature location”

28 The Spires, Donabate, Co. Dublin, K36 CX71



28 The Spires is an attractive five bedroom dormer style detached bungalow tucked away in a private, mature cul de sac overlooking open green space to the front. Pedestrian access provides quick access to the village and all amenities including Donabate train station. The floor area extends to an impressive c. 189 sq. m. (2,034 sq. ft.) The ground floor offers spacious living accommodation including dual aspect living room, double bedroom, guest wc/shower room, kitchen cum dining room with utility room off and large sunroom extension to the rear. Upstairs there are four bedrooms, large master bedroom with en suite off, one double bedroom, two single bedrooms and main bathroom. The Spires is a quiet residential development built over 25 years, convenient to Dublin Airport, M1, M50, Donabate beach and only minutes walk to all local amenities and bus routes. Viewing is highly recommended.

- Modern sunroom extension
- Two side entrances
- Downstairs shower room
- Large utility room
- **BER C2**
- Master bedroom en suite

Price: €550,000

View: By Appointment

Refer: James Morton



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Accommodation:

Ground Floor

Entrance Hall	-	3.6m x 3.5m Spacious entrance hall with tiled floor. Wall paneling. Decorative ceiling rose and coving. Stairs to first floor. Guest wc/shower room off.
Guest wc/ shower room	-	1.6m x 1.6m Shower, wc & whb. Tiled floor. Recessed lighting. Heated towel rail.
Bedroom 4	-	3.1m x 3.9m Double room with decorative coving. Carpet fitted.
Living room	-	8.4m x 4.2m Large dual aspect room with door to a South facing patio area. Feature fireplace with open fire. Decorative coving and ceiling roses.
Kitchen cum Dining room	-	7.6m x 3.4m Impressive modern fitted kitchen boasting black granite worktops, island and an extensive range of built in units including larder unit and soft close doors and drawers. Appliances include Rangemaster double oven with six ring gas hob, Samsung American style fridge/freezer, integrated microwave. The island unit incorporates a double sink, breakfast counter, integrated bins, integrated dishwasher and storage. French doors lead to the rear garden. The dining area off the kitchen offers impressive high ceilings with velux windows. French doors at the dining area open onto a South facing patio area that meets the living room. Bi-fold doors lead from the dining area to the sun room at the rear. The modern finish includes a vertical radiator, recessed lighting and chrome sockets and switches.
Utility room	-	3.4m x 2.0m Tiled flooring. Sink and storage unit. Door to side entrance. Plumbed for washing machine.
Sun room	-	5.1m x 4.2m Pitched ceiling with velux windows, under floor heating, tiled floor, TV point and patio doors leading out to the rear garden.

First Floor

Landing	-	Hot press off. Velux window, and access attic space.
Bedroom 1	-	3.3m x 5.2m Master bedroom with built in wardrobes. Carpet fitted. En-suite off.
En suite	-	3.0m x 2.0m Corner unit with glass doors, Triton T90sr electric shower, wc & whb. Tiled floor and walls at shower surround.
Bedroom 2	-	3.2m x 3.2m Carpet fitted.
Bedroom 3	-	3.1m x 2.1m Carpet fitted.
Bedroom 5	-	3.2m x 1.9m Built in storage. 2 velux windows.
Bathroom	-	3.1m x 1.9m Bath, wc & whb. Tiled floor and part tiled wall.

Outside

To the front there is a large cobble lock driveway, lawned garden and parking for several cars. Side entrance to access the garage.

To the rear there is a private lawned garden with planting and paved patio area. The garage has been divided in half to form a separate office space and storage area.

There are outside lights to the front and rear.

BER

BER C2

Viewing	-	By appointment
Price	-	€550,000
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Additional Features

Natural gas fired central heating

Double glazed windows throughout

Hand painted solid wood fitted kitchen and breakfast bar with black granite worktops

Utility room

Downstairs shower room

Burglar alarm

Overlooks large green space to the front

Large sunroom extension with underfloor heating and velux windows

Private landscaped gardens

Detached garage incorporating separate home office and storage areas.

Walking distance to Donabate village, train station, community centre, schools and a host of residential amenities.

Short drive to beaches and Newbridge House & Demense

Within easy reach of Dublin Airport, the M1 & M50 Motorways

Donabate village boasts a fantastic range of amenities – including four exceptional national and secondary schools, five golf clubs, it is situated only 8km away from the Pavilions Shopping Centre and only a short walk to the historic 18th Century Newbridge House Demesne which boasts its own 370 acre public estate, café, playground, model playing farm and playing pitches.

Additional Images



Entrance hall



Living room



Kitchen cum dining room



Sun room



Master bedroom



En Suite



Bedroom 2



Bedroom 3



Bedroom 5



Bedroom 4



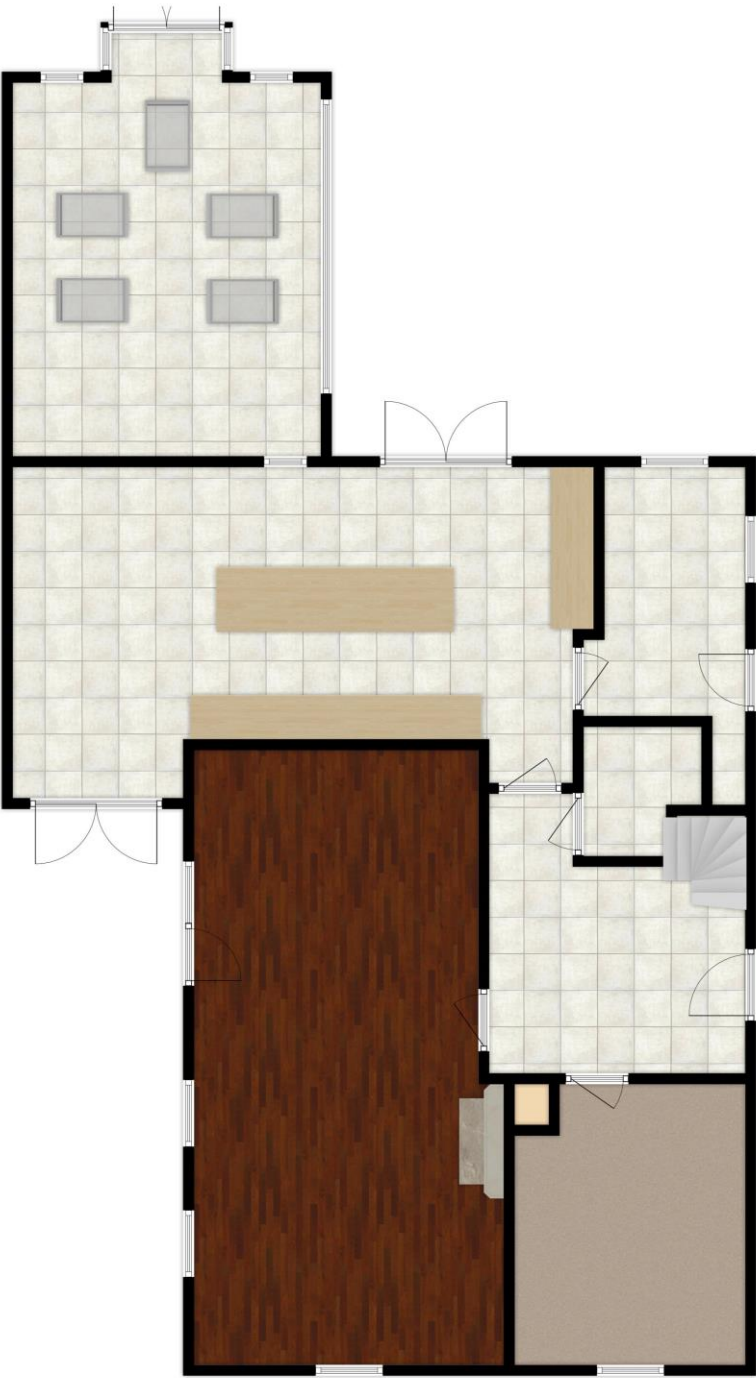
Bathroom



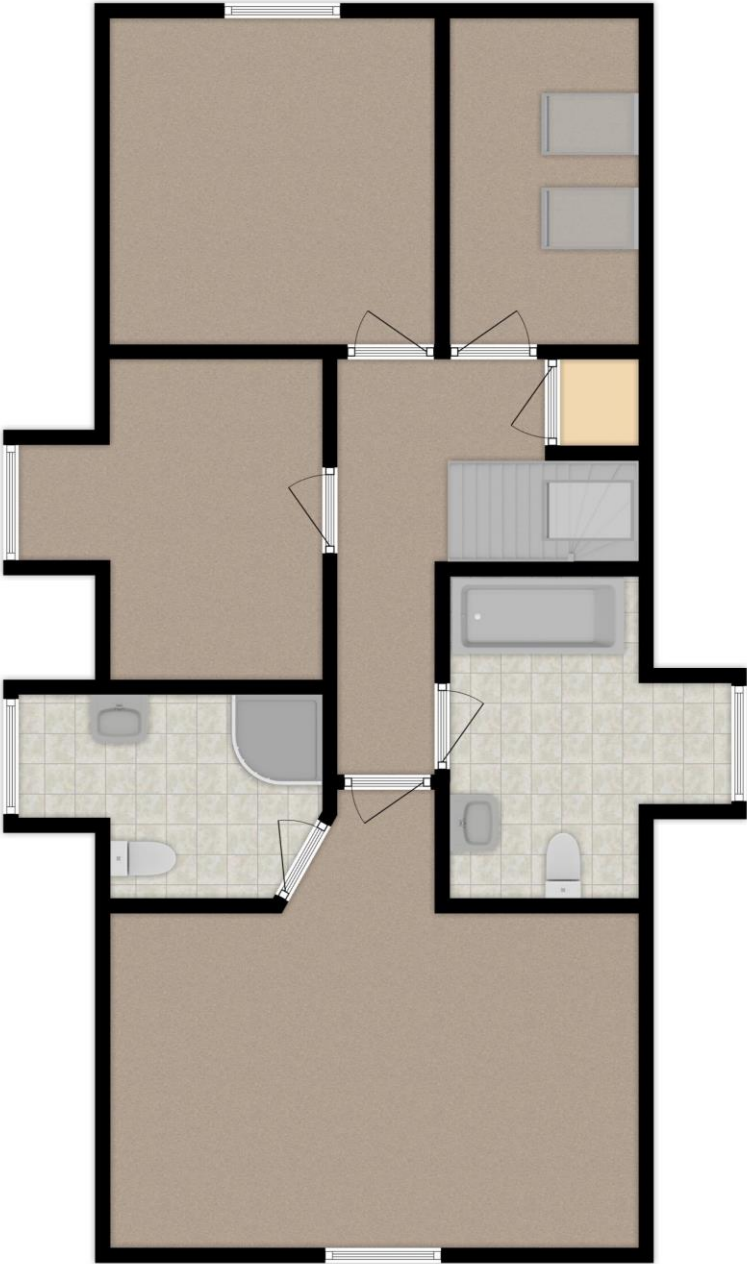
Rear garden



Floor Plans



Ground floor



First floor