



## SILVER BEACH

DELVIN BRIDGE, GORMANSTON, COUNTY MEATH, K32 YN40

BER A2

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PROPERTY CONSULTANTS





# SILVER BEACH

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## FABULOUS 422 SQ. MTR. CONTEMPORARY BEACH FRONT HOUSE

For Sale by Private Treaty

### FIRST FLOOR

Entrance Hallway • Lounge • Staircase to Landing • Sitting Room  
Kitchen/Dining Room • Utility Room • WC • Rear Hallway

### SECOND FLOOR

Landing • Doors to Sun Terrace • Main Bathroom  
5 Bedrooms • Ensuite

### GROUND FLOOR

Entrance Hallway • Office Room • Bedroom Room  
Ensuite • Bathroom • Recreation Room

### GROUNDS

Electric Gates • Outside Dining Area Manicured Lawn • Terraced  
Garden • Spacious Sun Terrace Gravel Driveway Parking 4/5  
Cars



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### **DISTANCES**

Dublin City 27.5km (45 mins)  
Dublin Airport 35.5km (20 mins)  
Drogheda 14.5km (15 mins)  
M50 interchange 32km (25 mins)  
Belfast City 84km (1 hr 30 mins)  
Balbriggan 4km (5 mins)  
Skerries 10.5km (20 mins)  
Stamullen 4.5km (7 mins)

### **LOCATION & AMENITIES**

Situated on Gormanston beach this property is approached by a country road which runs parallel to the Delvin river and via electric gates. It is approximately 3km from the M1 (Dublin - Belfast road) and a 20 minute drive to Dublin Airport. Suburban bus and rail transport links are just 300m away. The coastal towns of Balbriggan and Skerries are a short drive south while historic Drogheda town is located to the North. With a wealth of sport and leisure facilities nearby such as Bellewstown, Balbriggan, Skerries, Seapoint and Baltray Golf Courses to name but a few. Beach horse riding on Gormanston beach right on the

doorstep with local Equestrian Centres. Racing at Dundalk, Bellewstown, Navan and Laytown. And Sailing in Skerries. As well as numerous GAA, Rugby and Soccer clubs.

### **SHOPPING & EDUCATION**

Located nearby are four Shopping Centres: Southgate & Scotch Hall -Drogheda, Millfield - Balbriggan and Pavilions - Swords. Retail parks in Drogheda and Swords.

Excellent primary schools in Bascadden, Stamullen, Balbriggan and Julianstown and Gormanston College Secondary School in close proximity.





## DESCRIPTION

Silver Beach, located on the Dublin/Meath border where the Delvin river meets the sea. With a breath-taking vista over the beach – Unobstructed views across the Irish sea, with the Cooley peninsula and Moume mountains to the North and Rockabill to the south.

This contemporary styled home with feature stone wing and stone and steel approach walkway is a short distance from Dublin city centre and M1 links to Belfast.

Designed by award winning Drogheda Architect Turlough McKeivitt is a truly eco efficient modern home for those appreciate style and tranquillity.

The residence is approached by an attractive gentle flight of steps and walkway to first floor level, which contains the main living area.

### First Floor

#### Entrance Hall 7.5m x 4.2m

Ceramic tiles and screen staircase with Walnut handrail

#### Lounge 6.8m x 3.9m

Sandstone fireplace with stainless steel insert, coving, recessed lighting, Panoramic sea views and built-in bookcases

#### Sitting Room 7.1m x 4.7m

Oak flooring, large wood burning stove, large window overlooking terrace and sea with French doors to South West facing spacious sunny patio area with spectacular sea views.

#### Kitchen 4.9m x 4.0m

Fully fitted extensive wall and floor units, wine rack, granite work tops, large double Aga cooker in Post Box green, American fridge freezer, integrated dish washer, recessed lighting and sandstone tiled floor.

#### Dining Area 6.7m x 4.1m

Sand stone tiled floor, extensive windows and French doors overlooking patio area.

#### Utility Room 2.8m x 2.7m

Tiled floor, wall and floor units, stainless steel sink, plumbed for washing machine and dryer.

#### Downstairs WC 1.9m x 1.6m

Tiled floor, partially tiled walls, picture window, WC, wash hand basin and window to the side.

#### Rear Hallway 3.6m x 1.9m

With tiled floor, shelving and door to side.



## Second Floor

### Landing 5.5m x 4.0m

With wooden flooring and recessed lighting

### Sun Terrace/Balcony 3.9m x 2.9m

Overlooking beach and sea

### Master Bedroom 6.7m x 5.1m

Large double bedroom with carpet flooring and walk in wardrobe.

### Ensuite 2.3m x 2.7m

With tiled floor and partially tiled walls, WC, wash hand basin, bath and separate shower.

### Bedroom 2 5.4m x 4.2m

Double room with carpet flooring

### Bedroom 3 4.3m x 3.3m

Double bedroom with built in wardrobe and carpet flooring.

### Bedroom 4 4.1m x 3.2m

Double bedroom with built in wardrobe and carpet flooring.

### Bedroom 5 3.9m x 3.1m

Double bedroom with built in wardrobe and carpet flooring.

### Bathroom 2.5m x 1.7m

With tiled floor and partially tiled walls, recessed lighting, WC, wash hand basin and shower unit.



## Ground Floor

### Hallway

Entrance door with built in cabinets

### Office/Computer Room 3.3m x 2.6m

With wooden floor

### Recreation Room 7.4m x 5.0m

With wooden floor

### Office 4.2m x 3.3m

With wooden floor, built in units on walls.

### Bathroom 2.8m x 1.5m

With tiled floor, partially tiled walls, WC and wash hand basin.

### Bedroom 6 6.2m x 3.7m

With wooden flooring

The lower ground floor space could be used as a separate apartment or guest house. This is amalgamated into the main building.



## FEATURES

- Under-floor heating (On three zones)
- Two Dakin heat pump machines giving 23 kW of heating power to deliver a highly efficient, environmentally-friendly heating solution. Installed in 2021.
- Solar tubes for hot water
- Large wood burning stove
- Double Aga Stove
- Thermal break double glazed windows
- Central Vacuum system
- Smart wiring
- Music System surround sound including terraces
- Mood lighting
- Pressurised Water System

## FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## FIXTURES AND FITTINGS

Please note all moveable items including furniture, light fittings & garden statuary are expressly excluded but some items are available through separate negotiation.

## TENURE & POSSESSION

Freehold

## BER RATING

A2 BER Number 10741973

## EIRCODE

K32 YN40



Viewing strictly by appointment only through

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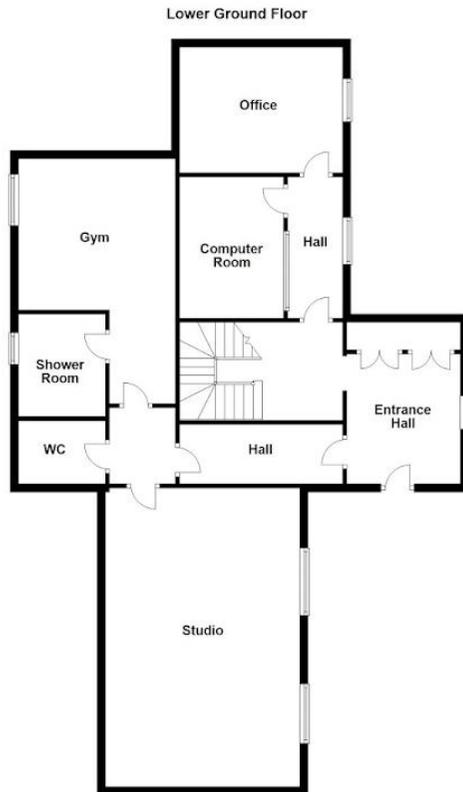
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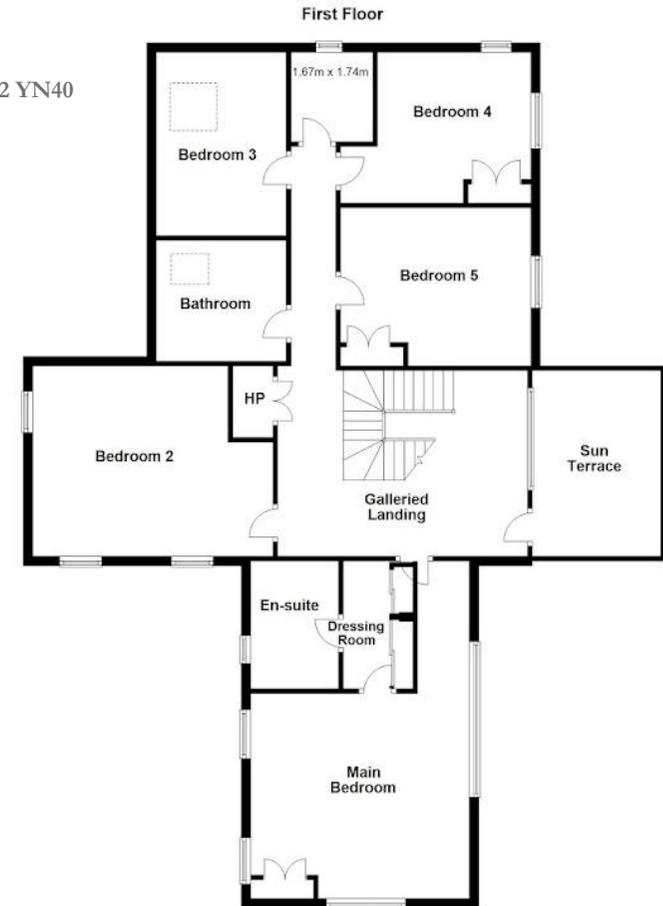
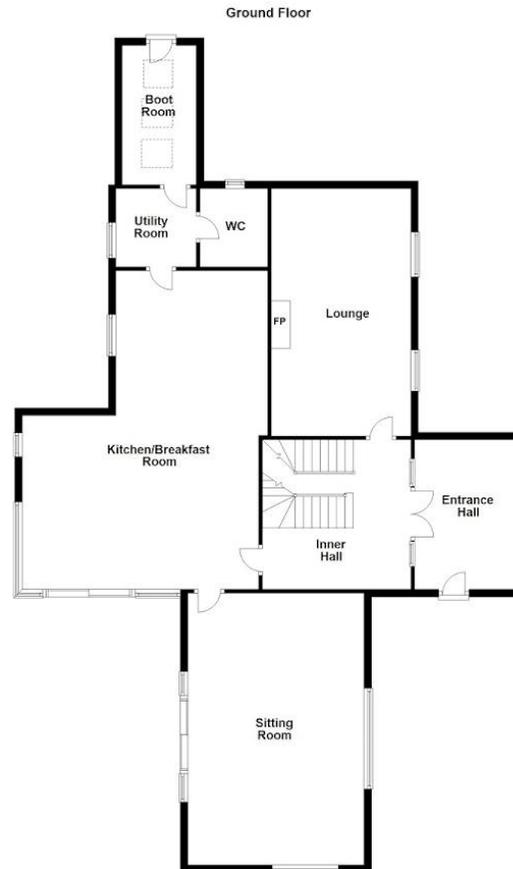
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## FLOOR PLANS

For Identification purposes only. Not to scale.



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