

# REA

# GRIMES



3 Bedroom Penthouse Apartment with Parking Space - 80m<sup>2</sup> /861ft<sup>2</sup>  
AMV €280,000

FOR SALE BY PRIVATE TREATY

Apt. 74 Raven Hall,  
Swords Central,  
Swords,  
Co Dublin

PSRA No. 001417



**EBS**



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CALL NOW ON (01) 8490129

## DESCRIPTION

REA Grimes are delighted to present this modern Penthouse 3 bed apartment to the market. No. 74 Raven Hall, Swords is set in an exclusive apartment complex and enjoys panoramic views of Swords and the surrounding area. Accommodation briefly comprises of an entrance hall, sitting room / Dining area, kitchen, 3 bedrooms (master en-suite) & bathroom. This superb property would make an ideal starter home, investment or suit a couple downsizing.

The property is situated in a superb location adjacent to the Pavillions Shopping Centre in the heart of Swords Village with everything on your doorstep. Enjoy easy access to every conceivable amenity including shops, cinema, wine bars, bistros, restaurants, a comprehensive range of schools & colleges, parks and sporting facilities close by. Frequently running buses are just a minutes stroll from your doorstep including the Swords Express Service linking Dublin City Centre in 15 minutes door to door. Easy access also to Airside Business & Retail Park, the M50 / M1 Motorways & Dublin International Airport.

*Early viewing strongly recommended...*

## ACCOMMODATION

Hallway: 8.2m x 1.0m	Large Hallway with wooden flooring
Sitting Room / Dining Area: 5.9m x 2.8m	Large open plan area with wooden flooring, TV point and access to balcony.
Kitchen: 3.2m x 2.9m	Fitted Kitchen with wooden flooring
Storage: 2.3m x 1.0m	Area for coats, shoes etc
Bathroom: 2.4m x 1.8m	Fully tiled floor, wall to ceiling with whb, wc & bathroom shower attachment
Master Bedroom 4.3m x 3.3m	Double bedroom with built in wardrobes, wooden flooring, feature corner window with access onto balcony.
En-Suite: 2.2m x 0.7m	Tiled flooring, wall to ceiling, whb, wc & shower
Bedroom 2: 3.7m x 3.1m	Double bedroom with wooden flooring, built in wardrobes and access onto balcony
Bedroom 3: 3.7m x 3.1m	Double bedroom with built in wardrobes, wooden flooring and access to balcony

## FEATURES

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- Modern three bed apartment in the centre of Swords village
  - Pristine condition throughout
  - Car parking space included
  - 3m high ceilings
  - Intercom Telephone System
  - Electric Storage Heating
  - Management Fees €2,600 per annum
  - Excellent school and sports facilities
  - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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## IMAGES





## PRICE

AMV €280,000.00

## VIEWING

By appointment  
Dermot Grimes

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday  
and by appointment on Saturdays

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.



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