



6 The Avenue, Waterside, Malahide, Co. Dublin

- Coonan Property present this spacious, B rated, three-bedroom duplex residence extending to approximately 111 sq.m with south facing balcony
- Briefly comprises main entrance hallway, open plan living/dining/kitchen area, study/tv room, 3 bedrooms including master ensuite and main bathroom
- Features include own door access into a generous hallway, a 2nd room ideal as a home office or tv room and a private south facing balcony
- Excellent opportunity for purchasers to modernise and create a home to their own taste.
- Situated within the popular Waterside development, close to local shops, schools and everyday amenities.
- Conveniently located within easy reach of Malahide Village, the coast, Dublin Airport, the M1, M50 and public transport network.

3 bedroom duplex
residence extending to
approx. 111 sq.m
(1,195 sq.ft)

Guide Price:

€395,000

Private Treaty

Accommodation

Coonan
PROPERTY

1st Floor
Landing

2.06m x 5.66m

Carpet flooring from stairway to landing and a hanging pendant light with shade.

Guest W.C.

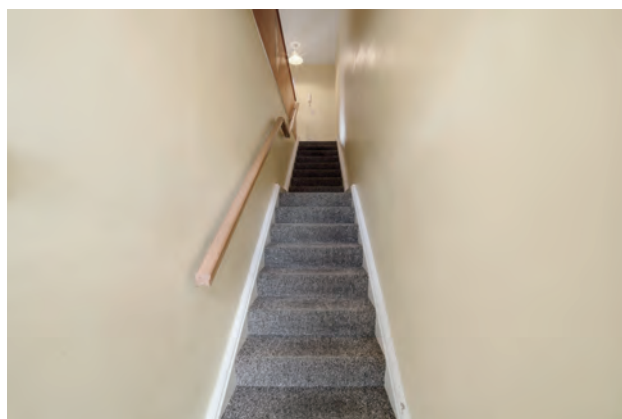
1.43m x 2.06m

Tiled flooring, w.c., w.h.b., fitted light and window.

Living Room/
Dining Area

5.17m x 3.93m

Carpet flooring, hanging pendant light with shade, fitted roller blinds, door leading to South facing balcony with decking.



Accommodation

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Kitchen

2.35m x 2.99m

Tiled flooring, hanging pendant light with shade, fully plumbed with Samsung washing machine, intergraded Siemens oven, Beko hob, extractor fan, intergraded fridge/freezer, Siemens dishwasher, floor to wall kitchen cabinet units and thermostat.

**Study/
TV Room**

3m x 3.98m

Carpet flooring, hanging pendant light and fitted curtains.



Accommodation

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**2nd Floor
Landing**

2.06m x 4.47m

Carpet flooring, hanging pendant light, access to attic space, additional storage, hot press with shelving and gas boiler.

**Master
Bedroom
(Front)**

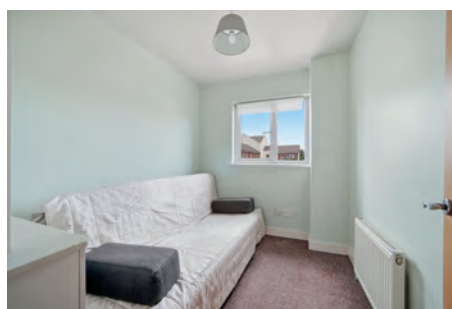
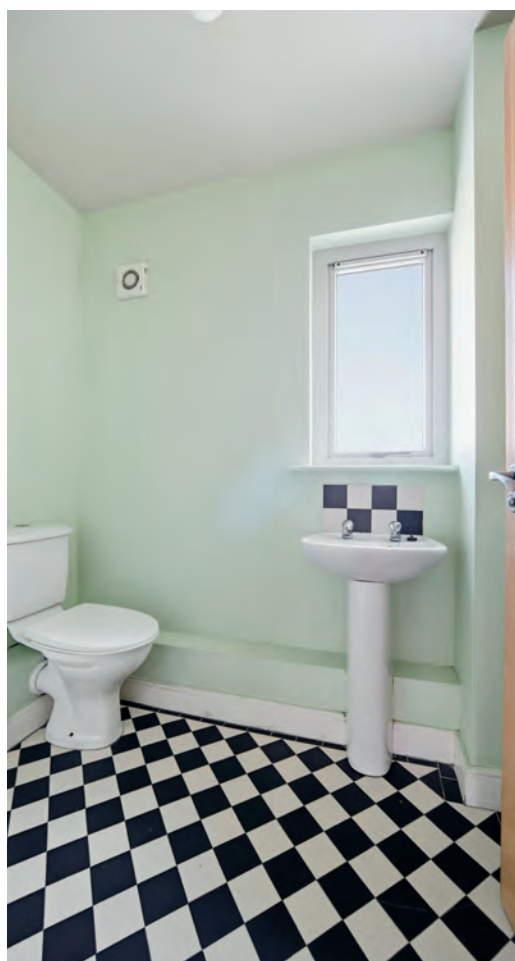
4.36m x 2.81m

Carpet flooring, hanging pendant light, fitted curtains, fitted wardrobes and thermostat.

En-suite

1.17m x 2.13m

Fully tiled bathroom, extractor fan, fitted light, w.c., w.h.b., fitted mirror and shower cubicle.



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**Bedroom 2
(Front)**

2.69m x 2.25m

Carpet flooring, hanging pendant light with shade, fitted roller blinds and wardrobe.

**Bedroom 3
(Rear)**

3.01m x 3.47m

Carpet flooring, hanging pendant light with shade, Velux window and fitted wardrobes.

**Family
Bathroom**

1.68m x 1.99m

Fully tiled bathroom, w.c., w.h.b., fitted mirror and shaving light, fitted light, extractor fan, fitted heated vertical towel rail and bath.



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Additional Information:

Gross internal floor area approx. 111 sq.m.

Built c.2005

1 designated parking spot

Management fee approx. €1,200 per year

Items Included in sale:

Oven, hob, extractor fan, dishwasher, all blinds, curtains and light shades.

Services:

Mains water

Gas fired central heating



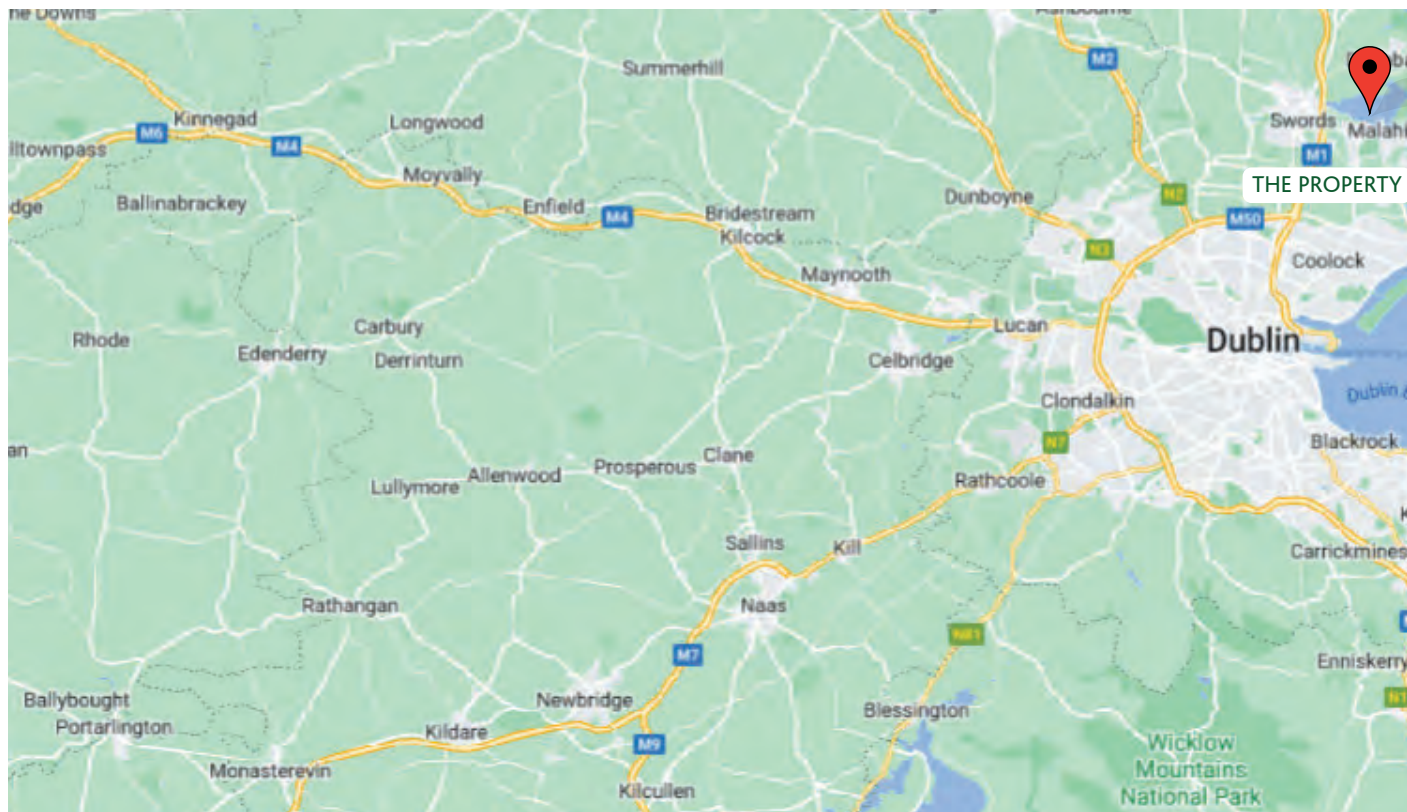
Floor Plans

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Directions

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Directions

K36 RY94

BER

BER B

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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