

REA

GRIMES



3 Bedroom Apartment 70m² / 755 ft²
AMV €280,000.00

FOR SALE BY PRIVATE TREATY

Apt 6 College Court
Donabate
Co. Dublin

PSRA No. 001417

BER B3

EBS

DESCRIPTION

REA Grimes are excited to present a truly unique property to the market. No. 6 College Court in Donabate.

College Court, previously Portrane National School, is a late 19th century red-brick building complete with bell tower, which is quaintly split into 'boys' and 'girls' halves. However, these days, each house comprises two three-bedroom apartments rather than classrooms, developed by Xestra Asset Management.

No. 6 presents in pristine condition and would make an ideal starter home, investment or suit a couple downsizing. Accommodation briefly comprises, entrance hall, open plan kitchen / dining area, 3 bedrooms, a sitting room (currently used as a study) & bathroom. Each apartment also has its own proper outside garden - which has been grassed and fenced off - overlooked by large mature trees. The apartments also each have a secure lock-ups for assorted bikes, sports gear etc.

Donabate is not far from the M1 motorway and just past Newbridge Demesne on a newly surfaced road. The village itself has a variety of shops and restaurants, schools, banks, a community centre and the train station, which gives easy and regular access to the city.

The beach is less than 3km away while Dublin Airport is 12km. Between the two are Portmarnock and Malahide villages, and golf clubs, to the East.

ACCOMMODATION

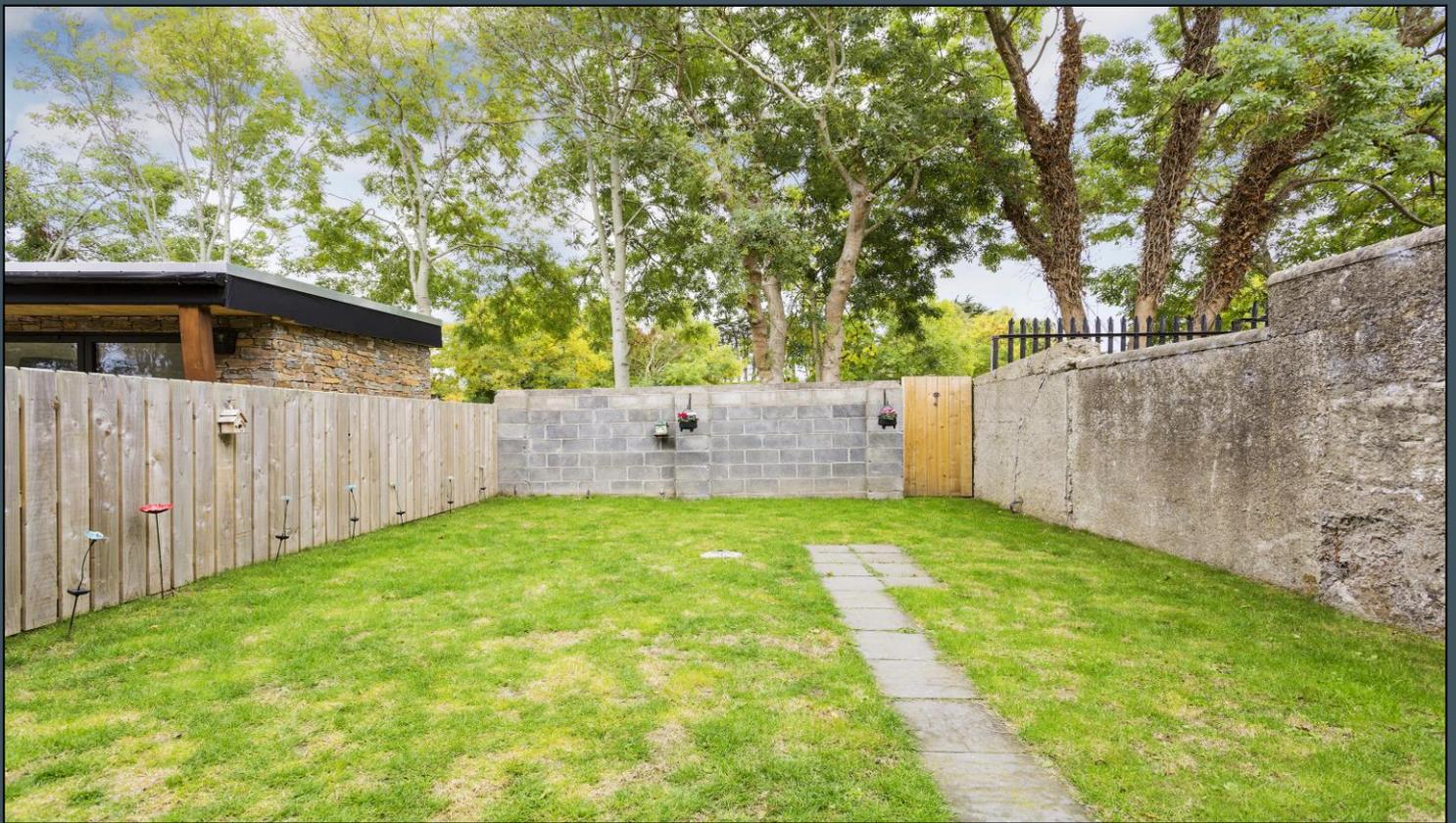
Entrance hall 5.40m x 0.85m	Laminate flooring, storage press & hotpress, alarm pad and attic access
Kitchen / dining area 3.20m x 5.9m	Open plan with porcelin tiled flooring, contemporary kitchen with soft-close matt cupboards and a full set of integrated appliances
Sitting room 3.30m x 3.10m	Light filled room with carpet flooring
Master Bedroom 4.50m x 2.80m	Spacious double bedroom located to the front of the property complete with laminate wood flooring
Bedroom 2 3.40m 3.00 m	Double bedroom with carpet flooring
Bedroom 3 3.00m x 3.10m	Bright bedroom with carpet flooring
Bathroom 1.90m x 1.70m	Tiled flooring and wet areas, Wc, whb, pump shower, chrome heated towel rail

FEATURES

- Pristine condition throughout
- B3 energy rating
- Fully alarmed
- 2 boilers one is dual aspect
- Storage shed with electricity and plumbing
- East facing private rear garden not overlooked
- Management fee €1,252 per annum
- 2 secure off-street parking spaces
- Within easy walking distance of the train station
- Bus stop for the 33b directly outside
- 500 yards from community center / schools and the town center
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre
- Saorview in 3 back rooms and Eir Sport in 2 front rooms

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

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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.



EBS d.a.c. is regulated by the Central Bank of Ireland.

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