

For Sale

By Private Treaty

AMV

€325,000

grimes[®]



2 Bedroom 1st Floor Apartment – 78m² / 839.58ft²

FOR SALE BY PRIVATE TREATY

Apartment 64, Whitmore House
Drynam Crescent
Drynam Hall
Kinsealy
Co Dublin
K67 KO98

BER C1

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DESCRIPTION

Grimes are delighted to present to the market Apartment no. 64 Whitmore House in Kinsealy. Apartment 64 is a bright and spacious apartment set within the ever-popular Drynam Hall development offering comfortable living in a quiet yet highly convenient location. Positioned on the first floor of Whitmore House, the building provides lift access to ensure accessibility to all levels. No. 64 enjoys excellent natural light and a practical layout that suits first-time buyers, downsizers or investors alike. The apartment block was fully remediated from pyrite a number of years ago, offering additional reassurance for purchasers, and benefits from two parking permits.

Drynam Hall is ideally located in Kinsealy, a peaceful residential setting just minutes from everything you need. Nearby Malahide and Swords offer a fantastic choice of shops, cafés, restaurants, schools and leisure facilities, while beautiful coastal walks are only a short drive away. For commuters, the property is conveniently close to the M1 and M50 motorways and within easy reach of Dublin Airport, with regular public transport links to Dublin City Centre.

ACCOMMODATION

Entrance Hallway: 4.45m x 5.19m	Bright & welcoming hallway with wood laminate flooring
Living room: 3.54m x 5.05m	Beautifully decorated living room with wood laminate flooring and feature fireplace. Access to balcony.
Kitchen / Dining Room: 3.09m x 5.35m	Wood laminate flooring, wall and floor mounted units, plumbed for washing machine & dishwasher. Tiled splashback.
Family bathroom: 1.79m x 2.58m	Large bathroom with tiled floor and surrounds. Wc, Whb and bath with shower attachment
Master Bedroom: 3.33m x 3.59m	Double room with carpet flooring and built in wardrobes
En-Suite: 1.74m x 1.56m	Tiled floor to ceiling with wc, whb and walk in shower
Bedroom 2: 2.85m x 3.59m	Double room with carpet flooring and fitted wardrobes
Balcony: 6.19m x 1.76m	Long balcony with glass surround, room for tables and chairs

FEATURES

- C1 Rating
 - Beautifully decorated 1st Floor Apartment
 - Lift access serving all floors
 - 2 x Car Permits
 - Management Fee's approx. €1,680.00 per annum
 - Electric Storage Heating
 - Close proximity to Swords and Malahide, Airside Retail Park and Pavilions Shopping Centre with supermarkets, cafés, eateries and retail options available
 - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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IMAGES





PRICE

AMV €325,000

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.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2026.

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. (eg. €300k = €6k)

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 (e.g. €300k = €3k)



EBS

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

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