

# GRIMES



1 Bed Apartment – 50 sqm (540 sq ft)

AMV €150,000

FOR SALE BY PRIVATE TREATY WITH TENANT IN SITU  
(Current Rent is €850.00 per month)

Apt 43 Ballisk Court  
Donabate  
Co. Dublin

PSRA No. 001417



## DESCRIPTION

REA Grimes are delighted to bring this one bedroom apartment to the market. This is a fantastic opportunity to purchase an attractive ground floor apartment in the heart of Donabate village. Offering well laid out accommodation, this property would make an ideal choice for first time buyers, investor, or those seeking a more manageable home. There is designated parking.

This development is ideally situated in the heart of the picturesque village of Donabate, with a host of amenities including restaurants, shops, schools, pharmacies and the famous Keeling's pub. Donabate boasts a wide variety of sports clubs and is well known for its high concentration of golf courses of which there are 5 in the peninsula. The railway station situated in the village centre is on the main Belfast/Dublin line. Donabate is only 12km from Dublin Airport and within easy access to M1 and M50 motorways.

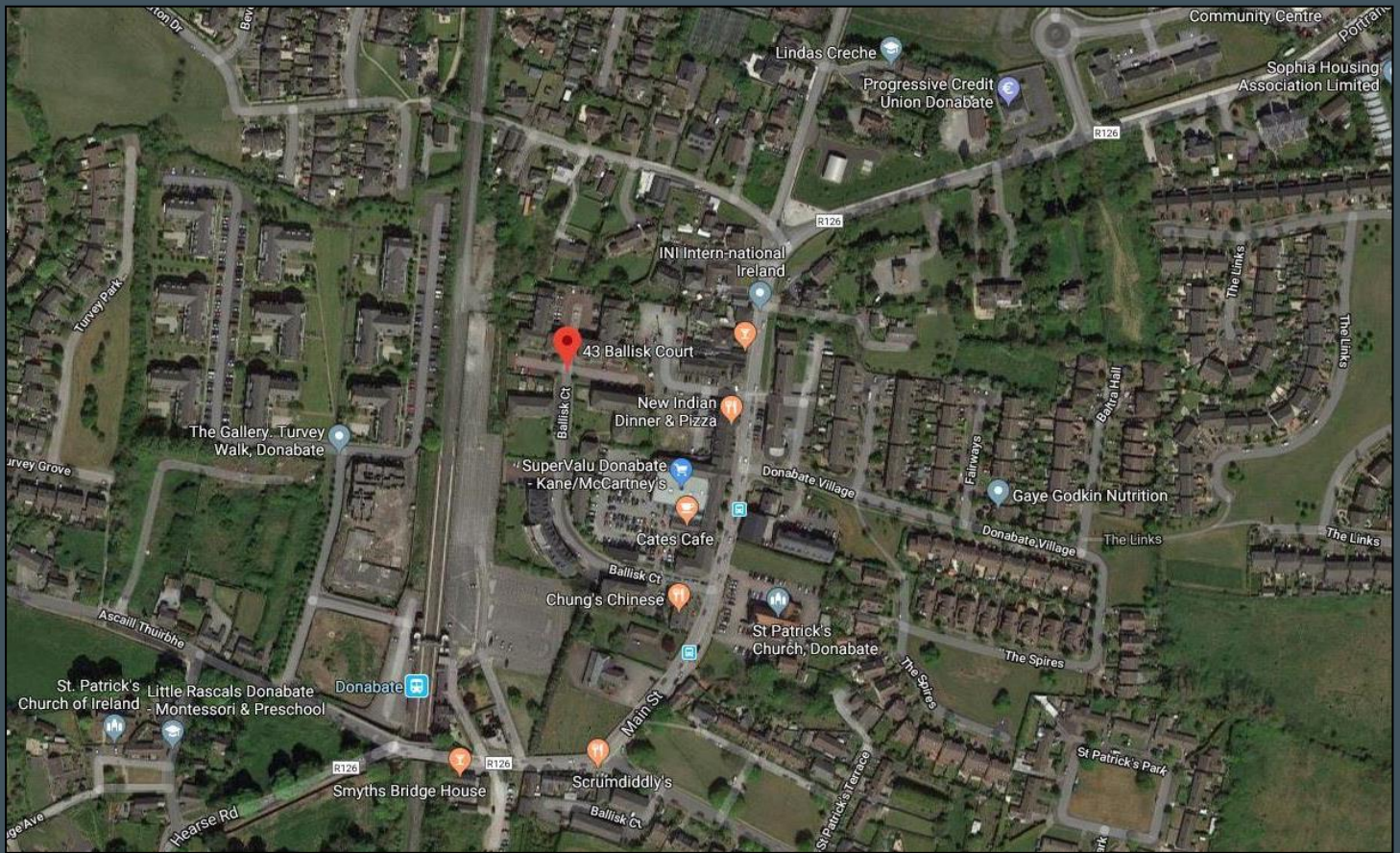
### Accommodation:

Entrance Hallway: 2.50m x 1.65m	Intercom telephone receiver, hot-press
Kitchen / Living area: 9.20m x 3.40m	Open plan living area with carpet flooring, fitted kitchen
Bedroom 1: 5.25m x 2.65m	Double bedroom, carpet flooring
Bathroom: 2.45m x 2.70m	Tiled flooring, Whb, WC

- One bedroom apartment being sold with tenant in situ
- The Current Rent is €850 per Month. (Copy of lease is available on request)
- Tenant in occupancy since February 2015
- GFCH
- Open plan kitchen / living area
- €1,298.58 Management Fees per annum
- Excellent central location
- Within easy walking distance of all local amenities
- Ideal investment opportunity or starter home







## PRICE

AMV €150,000

## VIEWING

By appointment

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

21 Strand Street, Skerries, Co Dublin

T: (01) 8490129

E: [louise@reagrimes.ie](mailto:louise@reagrimes.ie)

## Mortgage Advisers

As a tied agent with the EBS, we're delighted to be able to offer 2% cash back on Mortgages for FTB & Trade Up & Refinance loans for Family Homes issuing from now until 31st December 2018. **Example €250,000 loan issued at 2% cashback = €5,000 which is paid to the customers Current Account 2 months from drawdown.**



EBS Limited is regulated by the Central Bank of Ireland.

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For more photos of this property please go to our website [WWW.REALESTATEALLIANCE.IE](http://WWW.REALESTATEALLIANCE.IE)

You can also view this property at  
**[WWW.MYHOME.IE](http://WWW.MYHOME.IE)**



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