



**GRANITE LODGE, STREAMSTOWN, MALAHIDE, CO. DUBLIN, K36 RT73**

DETACHED SPLIT LEVEL 3-BEDROOM HOME

**BER C3**

**REA**  
**GRIMES**



## FOR SALE BY ONLINE AUCTION - 30<sup>TH</sup> JULY AT 2<sup>PM</sup>

### Granite Lodge, Streamstown, Malahide, Co. Dublin

#### SPECIAL FEATURES

- Detached split level 3-bedroom home • Approx. 145 sq m / 1,560 sq ft • Renovated period stone cottage
- Gas Fired Central Heating • Excellent and convenient location

#### DESCRIPTION

FOR SALE BY AUCTION. REA Grimes take great pleasure in bringing to the market this charming renovated period cottage in this great location. Granite Lodge is a 3-bedroom split level cottage that was renovated approx. 15 years ago and currently requires refurbishment. It combines the convenience of modern living with the charm of a period stone cottage.

Granite Lodge extends to approximately 145 sq m / 1,560 sq ft of well laid out bedroom and living accommodation. Internally the rooms are well proportioned and bright. Accommodation comprises in brief of a large living room encompassing the original stone cottage, kitchen / dining room, a bedroom, utility and shower room at lower ground level, 2 bedrooms (one with en suite and one with walk-in wardrobe) and bathroom on the upper level. This property would be an ideal opportunity to acquire a charming home or a shrewd investment in this excellent location.

Situated in a very convenient location, there are an abundance of amenities in the local vicinity. Malahide Village and train station are only a 5-minute drive away, while Dublin Airport, the M1 and M50 motorways are close by. The No. 43 Dublin Bus route passes very close to the house, providing an efficient link to the City Centre and wider city.

Viewing is strictly by appointment only - please contact the office to schedule a viewing.





## ACCOMMODATION

### ENTRANCE LEVEL:

#### Living Room:

Large bright living room with exposed brick wall, wooden floor and exposed beams

### LOWER LEVEL:

#### Kitchen / Dining Room:

Large bright open plan kitchen and dining toom, with tiled floor, kitchen island, and an abundance of build-in units at eye and counter level. This room has 2 sets of doors leading outside

#### Store / Utility Room:

With tiled floor, and plumbed for washing machine

#### Downstairs WC:

With stone tiled floor, WC, wash hand basin, plumbed for shower and heated towel rail

#### Bedroom 3:

Located on the lower level, complete with wooden floor

### UPPER LEVEL

#### Bedroom 1:

Double bedroom with built-in wardrobes, wooden floor, and Velux window

#### En Suite:

With tiled floor, part tiled walls, WC, wash hand basin, shower, and heated towel rail

#### Bedroom 2:

Double bedroom with wooden floor and Velux window

#### Walk-In Wardrobe:

With wooden floor and shelved to provide ample storage

#### Bathroom:

Main bathroom with tiled floor and part tiled walls, wash hand basin, WC, and bath with shower attachment



## OUTSIDE:

Set behind gates, this property has a split-level garden and has ample space for parking

## SERVICES:

- Gas Fired Central Heating
- Mains sewage

## BER DETAILS

BER: C3

BER No.: 103425310

Energy Performance Indicator: 221.58 kWh/m<sup>2</sup>/y



## FLOOR PLANS

For identification purposes only. Not to scale.



**REA Grimes**

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