

For Sale
By Private Treaty

Guide Price

€385,000

grimes[®]



Myrtle Avenue, The Coast, Baldoyle County Dublin

- Bright and spacious 3 bed terraced house
- Approx. 99 sq m / 1,065 sq ft
- Large sunny decking to rear
- Close to a host of amenities
- Landscaped communal gardens

BER B2



www.grimes.ie
PSRA Licence No: 001417

Description

Grimes Clontarf are delighted to bring this bright and welcoming terraced house to the market. Number 7 Morrow House is a 3 bed house located in a sought after development in Baldoyle.

No. 7 provides approx. 99 sq m / 1,065 sq ft of light-filled and comfortable living and bedroom accommodation. Internally the property is well-presented and bright, and comprises in brief an entrance hall, WC, living / dining room and kitchen/breakfast room all downstairs, While upstairs there are three bedrooms (two en suite) and a family bathroom. The property is further complimented by designated parking in the underground car park and a sunny decking to the rear.

Situated in Baldoyle in a quiet and residential location, easily accessible from the Coast Road, Grange Road and the M50. Clongriffin DART station is a five minute walk and there are numerous bus routes that service the area providing efficient links to the City Centre. There is a choice of shops, supermarkets and leisure amenities that include coastal walks, Father Collins Park and various sports clubs. There are also highly regarded primary and secondary schools in the area. The property is within close proximity to Portmarnock, Howth, Sutton and Malahide and also benefits from easy access to the Port Tunnel, M1 and Dublin Airport.



Accommodation

Entrance Hall:

Wide hallway complete with laminate flooring

WC:

Part tiled with WC and wash hand basin

Living / Dining Room:

Large open plan room with large windows allowing for an abundance of natural light and patio doors leading to a sunny decking to the rear. Ample dining space and feature fireplace with gas insert



Kitchen / Breakfast Room:

Located to the front of the property with tiled flooring. Fitted with an array of wall and floor units, with integrated oven, hob and extractor fan, and plumbed for washing machine and dishwasher



Bedroom 1:

Spacious and bright double room to the front with a soft carpeted floor and convenient built-in wardrobes and vanity unit

Access to:

En Suite:

Part tiled with WC, wash hand basin and a walk-in shower

Bedroom 2:

Double bedroom located to the rear with built-in wardrobes and a soft carpeted floor, bathed in natural light and access to Juliette balcony

Access to:

En Suite:

Part tiled with WC, wash hand basin and a walk-in shower



Bedroom 3:

Single bedroom located to the front of the property.

Bathroom:

Part tiled with WC, wash hand basin and a bath with a convenient shower attachment

Services:

Secure designated underground parking

Gas Fired Central Heating

Double glazed windows

Management Company:

Reville Property Management

Management Fee:

Approx. €2,316 per annum (subject to change)

BER Details:

BER: B2

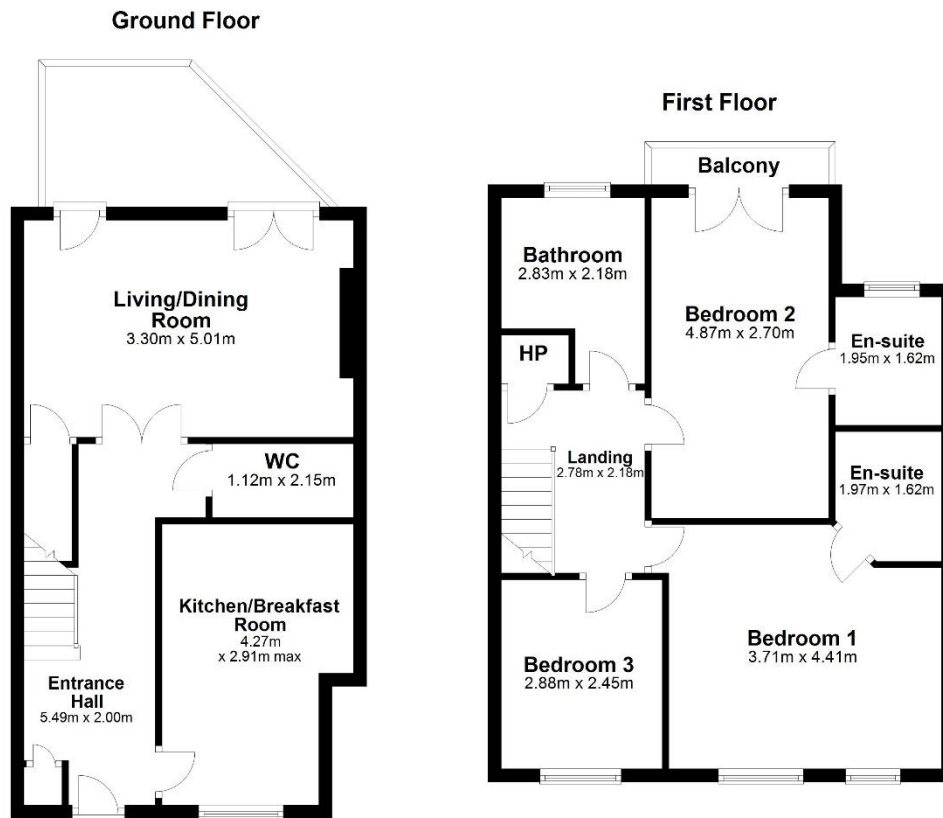
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Energy Performance Indicator: 110.95 kWh/m²/yr

Contents

Fixtures and fittings





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