

3 Malin Hall, Blanchardstown, Dublin 15



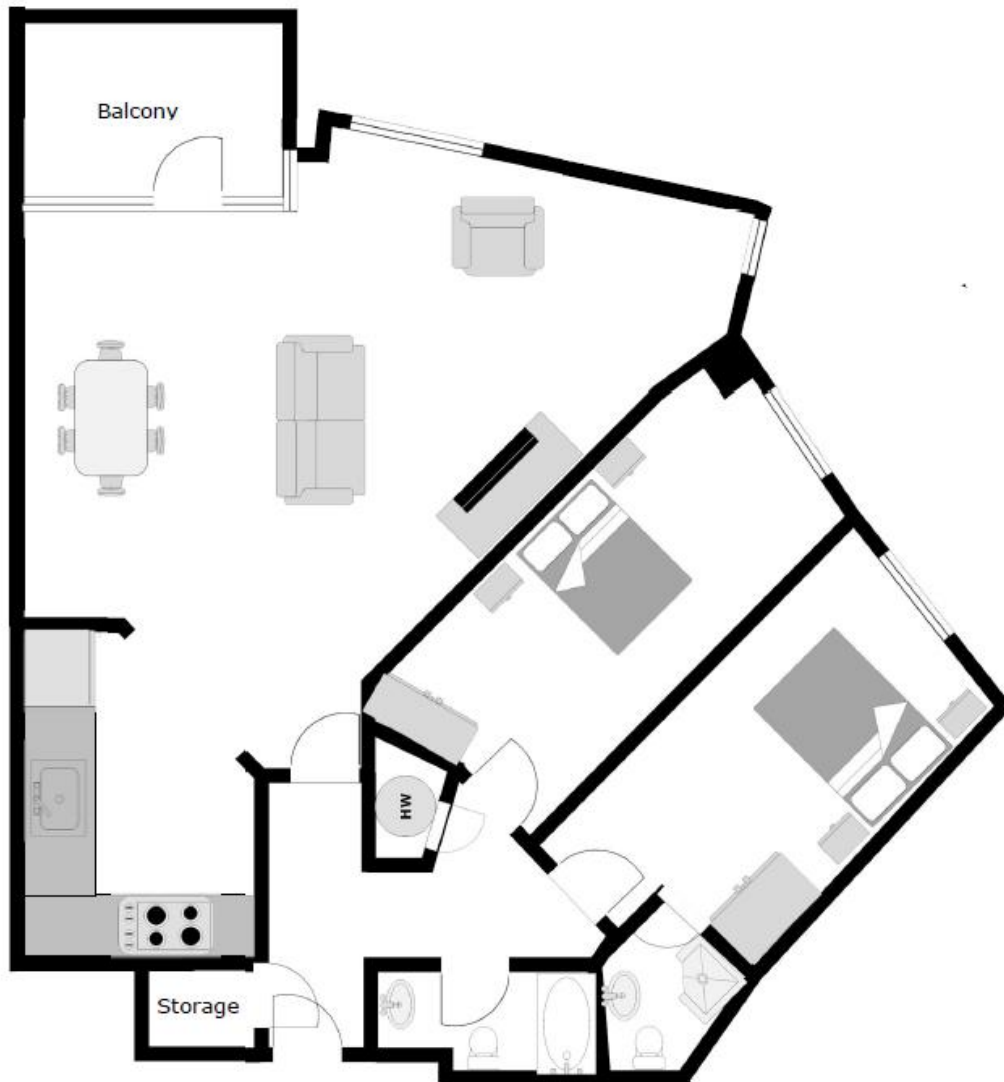
Guide €235,000

2 Bed Apartment

For Sale

- Show house condition
- Fully alarmed
- Designated parking space
- 85 sq m / 915 sq ft

Floor Plans



3 Malin Hall, Waterville

85 sq m / 915 sq ft

Not to exact scale, for illustration purposes only

Accommodation:

- Entrance Hall: Wooden floor, walk in storage closet.
- Living/Dining Room: Wooden floor, electric fire, floor to ceiling windows opening out to a private balcony.
- Kitchen: New tiled floors, counter-top and tiled splash-back. Integrated oven with new hob.
- Master Bedroom: Spacious double bedroom with wooden flooring and integrated wardrobes.
- Ensuite: Tiled floor, built in cubical shower, pedestal w.h.b. with strip shaving light over, w/c.
- Bedroom 2: Spacious double bedroom with wooden flooring and integrated wardrobes.
- Bathroom: Tiled floor, bath with shower attachment over, pedestal basin with strip shaving light over, w/c.

Get Property Estate Agents are delighted to present this large south facing two-bedroom two-bathroom apartment. This property comes to the market in showhouse condition, with new wooden flooring and tiles throughout.

This a great opportunity to acquire a nice property in Waterville, Blanchardstown's most sought-after development.

The apartment extends to 86 sq.m / 924 sq.ft and accommodation briefly comprises of entrance hallway with a sizeable storage press, very large light filled living/dining room with feature fireplace and patio doors to the private south facing balcony. Off the living room you have a modern fitted kitchen with new floor tiles, new splashback tiles, a new counter top and a new hob. There are two double bedrooms, both with integrated wardrobes. The master bedroom is en-suite and a family bathroom complete the accommodation. The property benefits from GFCH a full alarm system and comes with one designated parking space.

The kitchen has been fitted with a new dark wood countertop and tiled splashback and includes an integrated oven with a new 4 ring-hob. The living room has five floor-to-ceiling window panes which fill the room with light and a sense of space. New wooden venetian blinds have also been fitted.

Built in 2003, Waterville is a well-maintained development which incorporates a mixture of residential units, a local Spar shop and a communal children's playground, making it an excellent choice for owner-occupiers & investors alike.

The location of Waterville is excellent being only a short stroll to Blanchardstown Village, Blanchardstown Shopping Centre and close to all amenities including James Connolly Hospital. The M50 & M3 Motorways are easily accessible, and the area is well served by bus with bus routes 17A, 38, 38A, 220 & 236 all within an easy walking distance.

Waterville is a leafy development of superior quality apartments and houses located off Snugborough Road. It is a very short drive to the N3 and M50 and walking distance to the Blanchardstown Village and the Blanchardstown Shopping Centre. It is adjacent to Connolly Hospital and the National Sports Campus. The annual service charge is c€1,095 and the block is well managed by Qualitas.

Malin Hall has just completed Pyrite remediation works and the building has been signed off as free of Pyrite and certified as structurally sound.





Terms:

For Sale by Private Treaty
Viewing strictly by appointment only

BER:

BER: C1
BER No. 108050824
EPI: 166.52 kWh/m²/yr

Negotiator Handling Sale:

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