

For Sale

By Private Treaty

AMV

€695,000

grimes^g



2 Bedroom First Floor Apartment- c.103 sqm/1108 sqft

FOR SALE BY PRIVATE TREATY

Apartment 5 Clearwater
Bath Avenue
Malahide
Co Dublin
K36 EF62

BER C2

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DESCRIPTION

Grimes are delighted to present to the market Apartment 5 Clearwater, Bath Avenue, Malahide. Ideally positioned within a mature and well-maintained development, this bright and well-proportioned two bedroom apartment enjoys the added benefit of sea views from a private corner balcony. The accommodation briefly comprises a welcoming foyer leading to a spacious open-plan living and dining area, with access to the balcony, perfectly positioned to take in the coastal outlook. A separate kitchen is located just off the living space. There are two generous bedrooms along with two bathrooms. The layout is practical and well-designed, offering comfortable living in a highly desirable coastal setting.

Clearwater is a mature and attractive development, offering residents a peaceful setting while being just moments from the vibrant village of Malahide. The property benefits from well-maintained communal areas and convenient parking.

Malahide is renowned for its excellent range of amenities including boutique shops, cafés, restaurants, and scenic coastal walks. The area is well serviced by public transport, including DART and bus routes, providing easy access to Dublin City Centre and beyond. With its combination of convenience, coastal charm, and strong community atmosphere, Apartment 5 Clearwater has a lot to offer.

ACCOMMODATION

Entrance Hallway 6.23m x 2.75m	Bright entrance hall with wooden flooring and storage area.
Bedroom 1 6.25m x 4.34m	Spacious double bedroom with large window taking advantage of the coastal sea view, built in wardrobes and generous en suite.
En-Suite 2.31 x 2.24m	With double shower, WC with concealed cistern and vanity unit with WHB. Window. Tiled floor and part tiled walls.
Bedroom 2 6.18m x 2.86m	Spacious double bedroom with built in wardrobes and feature panelling.
Bathroom 2.74m x 2.17m	Main bathroom with bath, WC with concealed cistern, wall hung WHB and heated towel rail. Tiled floors and part tiled walls. Window.
Living Room 4.40m x 4.37m/ Dining Room 4.40m x 3.36m	Bright spacious room with floor to ceiling glazing providing access to balcony with clear glass providing unobstructed sea views. Wooden flooring throughout and feature fireplace to living area.
Kitchen 3.47m x 2.24m	Bright gally style kitchen with integrated appliances and door to balcony area.
Balcony 2.94m x 2.70m	Beautiful balcony with contemporary glas surround offering unobstructed sea views. Ample space for seating/dining al fresco.

FEATURES

- Prime coastal setting in the heart of Malahide
 - Gas Fired Central Heating
 - Lift to secure underground car park with 2 designed spaces.
 - Private corner balcony with sea views
 - Located in a mature and well maintained development.
 - 2 generous sized double bedrooms.
 - 2 bathrooms for added convenience.
 - Management fee c €4,720 per annum.
 - Easy access to the M1, Dublin Airport and surrounding coastal towns
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IMAGES





PRICE

AMV €695,000

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)



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