



98 Galtrim Grange, Malahide, Dublin, K36 A726





## FOR SALE BY PRIVATE TREATY

No. 98 is a very well presented and spacious two bedroom Apartment with balcony situated in this highly sought after and upmarket development – Galtrim Grange, close to Malahide Village with its upmarket mix of shopping and amenities.

This property is modern and stylish in design and is finished and fitted out to the highest standards throughout. The accommodation includes a bright entrance hallway, a bright open plan living area with feature balcony and open outlook to private landscaped gardens, there is a modern kitchen with all built in appliances, and two large double bedrooms with one of them opening to balcony with open outlook, and a modern fitted bathroom, as well as storage cupboard area.

The flooring throughout living area is light oak timber flooring, carpeted bedrooms and tiled kitchen and bathroom which gives a very high quality modern finish throughout. This apartment complex overall would be considered one of the nicest apartment styles constructed within the last 12 years.

The location is one of the best and most upmarket in Dublin, just a short walk from Malahide Village, Marina and Yacht Club, specialist upmarket boutiques and shops, specialist gourmet restaurants and village bars. Malahide is also famous for its Castle and grounds within walking distance and there are a range of Dublin's best sporting and leisure amenities nearby. There is excellent transport link up to the City Centre by train and the M1, M50 and Dublin Airport are also nearby.

## FEATURES INCLUDE

- Bright modern accommodation c. 65 Sq. M ( 700 Sq.Ft)
- Prestigious and landmark Malahide development
- First Floor Apartment and easily accessible
- Balcony area off main living room and bedroom
- Modern high quality fitted kitchen and separate utility area
- Full appliance set to include oven with hob and extractor fan, washer / dryer and fridge freezer included in the sale
- Quality sanitary ware
- Oak timber flooring throughout living area, carpeted bedrooms and tiled bathroom
- Gas central heating
- Designated underground car parking space



## ACCOMMODATION

|                        |  |
|------------------------|--|
| <b>Entrance Hall</b>   | mood lighting, security intercom, doors to living room, bedroom and bathroom   |
| <b>Living Room</b>     | (7.9m x 3m) with oak wooden floor, recessed lighting, feature balcony area with floor to ceiling full height glass feature overlooking landscaped grounds                                      |
| <b>Kitchen</b>         | (2.9m x 2.6m) with a full range of built in kitchen units and presses, worktops, oven and hob, stainless steel extractor fan, stainless steel sink unit, fridge freezer, integrated dishwasher |
| <b>Utility Room</b>    | with washer dryer, recessed lighting   |
| <b>Bedroom</b>         | (6.3m x 3m) with range of built in wardrobes, feature window with views over landscaped area   |
| <b>Bedroom 2</b>       | (3m x 2.5m) with built in wardrobes, feature window, and door to balcony with views over landscaped area   |
| <b>Bathroom</b>        | (2.25m x 2.1m) feature bathroom pod with modern white design, bath with shower over, tiled throughout on walls and floor, wc, vanity wash hand basin, fitted mirror, recessed lighting         |
| <b>Service charges</b> | c. € 2,000 per annum   |
| <b>BER Details:</b>    | B3<br>BER No. 107507741<br>Energy Performance Indicator: 148.57 kWh/m <sup>2</sup> /yr   |

**Designated car parking space**

## VIEWING: BY PRIOR APPOINTMENT

Contact: Sales Department: 01 293 7100



