



8 GAINSBOROUGH DOWNS, MALAHIDE, CO. DUBLIN

SPACIOUS 4 BEDROOM FAMILY HOME IN A GREAT LOCATION

BER C2

REA
GRIMES

8 Gainsborough Downs, Malahide, Co. Dublin

SPECIAL FEATURES

- Spacious 4 bedroom family home in a great location
- Approx. 146.9 sq m / 1,581 sq ft • Off street parking
- Side access to private rear garden

DESCRIPTION

REA Grimes Clontarf take great pleasure in bringing 8 Gainsborough Downs to the market. This spacious 4 bedroom family homes comes with the benefit of a side entrance and off-street parking to the front.

This family home is well-presented with a great sense of space extending to approx. 146.9 sq m / 1,581 sq ft. The accommodation comprises in brief of a spacious hallway with WC, living room, dining room and kitchen all located on the ground floor level. While upstairs a very spacious landing leads to four bedrooms (master en suite), and a family bathroom. There is also the additional benefit of a large attic room with lots of storage space.

The property is ideally located in the ever popular and sought-after seaside village of Malahide, with an abundance of amenities and recreational facilities close by. Malahide Castle and Gardens, Malahide Village and Swords Village are all a stone's throw from the property. The location benefits from close proximity to the M1, M50, regular bus routes into the City Centre and Malahide DART station. There is also an excellent choice of schools in the vicinity.



ACCOMMODATION

Entrance Hall

Bright and spacious hallway

Guest WC:

With tiled floor, WC and wash hand basin

Living Room:

Large room to front of property with gas fireplace. Double doors to dining room

Dining Room:

Spacious room with wooden floors. Double doors to kitchen / dining area

Kitchen / Dining:

Overlooking rear of the house, tiled floor, ample dining space, kitchen fitted with an array of wall-to-floor units

Utility Room:

Tiled floor, plumbed for washing machine

Bedroom 1:

Double room to the front of property

En Suite:

Tiled floor, WC wash hand basin, walk-in shower

Bedroom 2:

Spacious double bedroom to the rear of the property with built-in wardrobes and wooden floors

Bedroom 3:

Large single bedroom to the rear of the property

Bedroom 4:

Single bedroom to the front with wooden floors

Bathroom:

Tiled floor, WC, wash hand basin, bath and separate shower

Attic:

Large attic room with under eaves storage



Outside:

To the front is a driveway with ample off-street parking. There is a side entrance to the north facing rear garden that is laid with lawn and decorative stones. There is also a garden shed for storage

SERVICES

- GFCH

BER DETAILS

BER: C2

BER No.: 112374269

Energy Performance Indicator: 196.29 kWh/m /yr



FLOOR PLANS

For identification purposes only. Not to scale.



REA
GRIMES

REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

PRSA 001417

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