

# For Sale

By Private Treaty

AMV

## €505,000

# grimes<sup>®</sup>



## 2 Bedroom Mid Terrace Townhouse – 90 Sqm / 968 sqft

FOR SALE BY PRIVATE TREATY

17 Glaslinn  
Donabate  
Co. Dublin  
K36 YP57



**grimes.ie**  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to present to the market 17 Glaslinn, Donabate. Glaslinn offers modern coastal living in one of Donabate's most sought-after neighbourhoods. Just minutes from Donabate Village and the train station, residents enjoy an easy commute, convenient local shops, welcoming cafés, and a genuine community atmosphere.

With Donabate Beach, Newbridge Demesne, and several golf courses close by, outdoor lifestyle is at the heart of Glaslinn. Homes are contemporary, energy-efficient, and set within a thoughtfully planned, family-friendly environment. Glaslinn combines the calm of village life with excellent connectivity, a place where quality, comfort, and coastal charm come together.

Built in 2018 this A3 rated home is still covered by Homebond structural guarantee, has beautiful fitted kitchen with stone worktop and high quality sanitary ware, tiling and wardrobes. The property has off street parking for 2 cars to the front and a landscaped garden to the rear.

Accommodation briefly comprises of Kitchen/Diningroom, Livingroom, Utility/Guest WC, 2 bedrooms, master en-suite and family bathroom.

## ACCOMMODATION

Hall 2.01m x 4.62m	With wooden flooring, understair storage and built in desk/home office area.
Kitchen/Dining Area 3.03m x 4.41m	With wooden floor, beautiful fitted kitchen with stone worktops complete with upstand and feature splashback. Integrated appliances.
Bathroom/Utility 3.03m x 1.64m	Wooden flooring, WC, WHB, part tiled walls and feature wall paper. Downlighters and wall lighting. Laundry area with storage and space for washing machine & clothes dryer.
Livingroom 5.13m x 3.67m	With wooden flooring, ceiling strip lighting, chrome switches and sockets. Large sliding doors lead to the rear landscaped garden complete with paved patio, raised planters and garden shed.
Landing 3.07m x 1.79m	Carpet to stairs and landing, attic access and hot press.
Bedroom 1 3.13m x 2.98m	Spacious double bedroom to the front of the property with wooden floor and built in wardrobes.
En-Suite 1.91m x 2.98m	Tiled floor and part tiles walls. Walk in shower with slimline shower tray, rain shower and handset attachment. Wall mounted WHB, WC. Heated towel rail.
Bathroom 2.07m x 1.67m	Tiled floor and part tiled walls, wall mounted WHB, WC. Bath with shower attachment and shower screen.
Bedroom 2 4.52m x 3.36m	Spacious double bedroom to the rear of the property with wooden flooring, fitted wardrobes.



## FEATURES

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- A3 energy rating and modern efficient heating system
  - Double glazed Alu-Clad windows and quality door
  - Short walk to Donabate Village, shops, cafés, schools, and train station
  - Minutes from Donabate Beach, Newbridge Demesne, and multiple golf courses
  - Off street parking for 2 cars in cobble drive.
  - Showhouse condition throughout.
  - Ideally located within easy reach of all local amenities and recreational facilities
  - Conveniently located with easy access of Dublin Airport, M1, M50 and Dublin City Centre
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## IMAGES





## PRICE

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AMV €505,000

## VIEWING

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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.

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## 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 its highest potential.

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## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (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 2025.

**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 (eg. €300k = €3k)



EBS d.a.c. is regulated by the Central Bank of Ireland.

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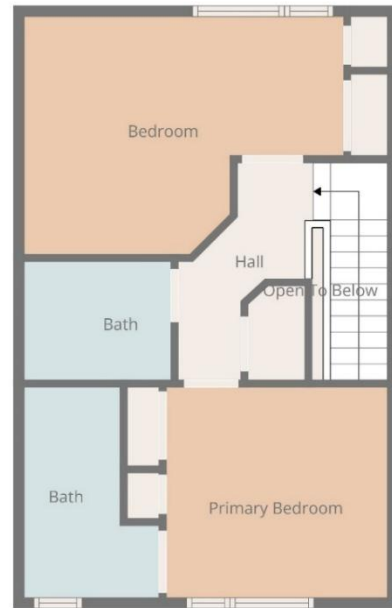
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1st Floor



2nd Floor



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