



98 Ash House, Red Arches Drive, The Coast, Dublin 13 FOR SALE - Asking price €350,000 BER A3

SMART Property are delighted to present No. 98 Ash House, a modern and energy-efficient one-bedroom apartment built circa 2018 and boasting an impressive A3 BER rating.

This turnkey property offers bright, spacious accommodation with stylish grey wood-effect flooring throughout. The welcoming entrance hallway leads to a generous open-plan kitchen and living area, flooded with natural light from floor-to-ceiling windows. The contemporary kitchen features integrated appliances, cream cabinetry, and ample marble-effect countertop space. A cleverly added partition provides a flexible study or occasional second bedroom space.

Both the living area and double bedroom enjoy access to private west-facing balconies overlooking the internal courtyard – perfect for relaxing outdoors. The bedroom includes built-in wardrobes, while the main bathroom is finished with slate-style floor tiling and a modern bath/shower suite.

Ideally located within easy reach of Clarehall and Donaghmede Shopping Centres, Baldoyle Racecourse Park, and the Portmarnock Greenway, the property also benefits from excellent transport links including Clongriffin DART Station, the H1 bus route, and convenient access to the M1, M50 and Dublin Airport.

Presented in move-in-ready condition, No. 98 Ash House will appeal to first-time buyers, downsizers and investors alike. Early viewing is highly recommended.

ACCOMMODATION:

Kitchen/Living area 6.0m x 4.4m

- Laminate cabinetry, integrated appliances, tiled flooring and access to rear balcony area.

Master Bedroom 4.9m X 3.1m

- Spacious with built in wardrobes.

Ensuite 2.7m X 1.3m

- Shower suite

Second Bedroom 3.3m X 2.6m

- Spacious with built in wardrobes.

Main Bathroom 2.2m X 2.0m

- Shower/bath suite.

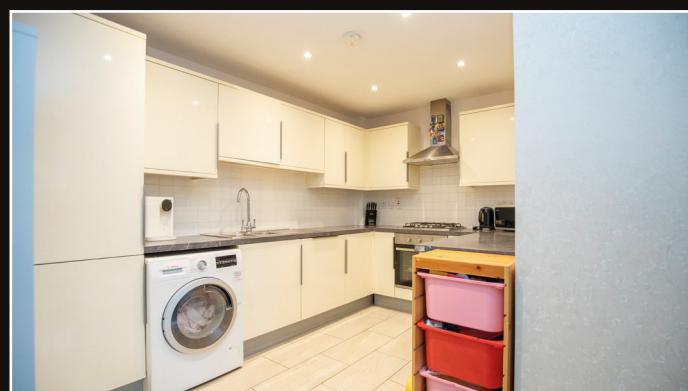
Rear Balcony

- South-Westerly facing terrace with paved floor.

Overall Size approx. 62.3 sqm

PROPERTY FEATURES

- Two Generously sized balconies with sunny westerly aspect.
- Impressive one bedroom apartment
- Gas Fired Central Heating
- Double glazed uPVC windows
- Designated underground parking space
- High Energy Rating - 



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