

For Sale  
By Private Treaty

grimes<sup>®</sup>

Guide Price

€345,000



## 53 Millstream, The Links, Portmarnock, Co. Dublin

BER C2

- Bright and spacious 2<sup>nd</sup> floor 2 bed apartment
- Approx. 69.7 sq m / 750.24 sq ft
- Designated underground parking space
- Private gated development
- Excellent and sought-after location



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PSRA Licence No: 001417

## Description

Grimes Clontarf are thrilled to bring this bright and spacious second floor apartment to the market. Apt 53 Millstream is a 2 bed apartment located in this sought-after location in a private secure development.

No. 53 provides 69.7 sq m / 750.24 sq ft of comfortable living and bedroom accommodation. Internally the property is bright and spacious and comes with the benefit of a designated underground parking space. The property comprises in brief of an entrance hall, two double bedrooms, kitchen, living / dining area (with access to a balcony) and a bathroom.

Located in a prime development in Portmarnock, Portmarnock DART station is seconds away and there are a whole host of natural amenities close by including the Velvet Strand and the breath-taking coastal walk and cycle-way from Portmarnock to Baldoyle. Lidl supermarket, shops, cafes, schools are a short walk away in Portmarnock Village while Malahide Village and the M1 and M50 motorways are easily accessible.

### Entrance Hall:

Large hallway with intercom, hot press and separate storage room

### Bathroom:

With WC, wash hand basin and bath with shower attachment

### Bedroom 1:

Large double bedroom with built-in wardrobes and wooden flooring. Access to:

### En Suite:

With WC, wash hand basin and walk-in shower



**Bedroom 2:**

Spacious double bedroom with built-in wardrobes and wooden flooring

**Kitchen:**

Fitted with an array of wall-to-floor units, tiled splash back, oven, hob and extractor fan

**Living / Dining:**

Bright and spacious with ample living / dining space and access to spacious balcony

**Services:**

- Ample parking
- Intercom
- Gas Fired Central Heating

**Management Company:**

Wyse Property Management

**Management Fee:**

Approx. €1,530 per annum (subject to change)

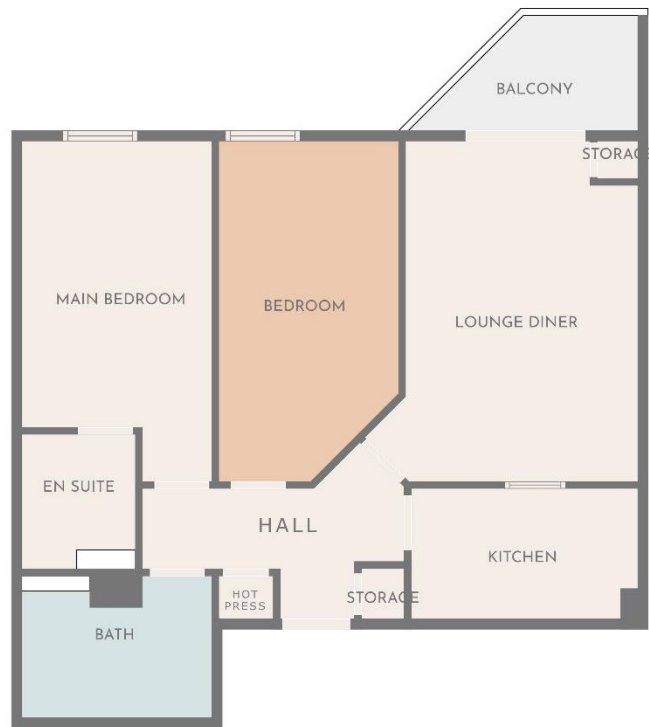
**BER Details**

BER: C2

BER No: 104850383

Energy Performance Indicator: 181.44 kWh/m<sup>2</sup>/yr





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