

For Sale

By Private Treaty

AMV

€595,000

grimes[®]



3 Bed Semi-Detached Home – c 101m² / 1,087 ft²

FOR SALE BY PRIVATE TREATY

37 Seabury Crescent

Malahide

Co. Dublin

K36 Y228

PSRA No. 001417



grimes.ie

PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring 37 Seabury Crescent, Malahide to the market. This beautifully maintained 3 bedroom semi detached property is located in this much sought after, mature development offering easy access to local amenities and the M1. 37 Seabury Crescent benefits from a spacious driveway to the front offering off street parking and a sunny west facing garden to the rear. The property boasts many features including a bright living room, extended open plan kitchen with island, guest WC, 3 bedrooms, ensuite and a family bathroom.

Malahide is a vibrant community within easy reach of Dublin City Centre with excellent train, road and bus links. This property will appeal to buyers who enjoy sea walks, parks, shops, award-winning restaurants, bars, schools, and a multitude of sports clubs and amenities on their doorstep.

ACCOMMODATION

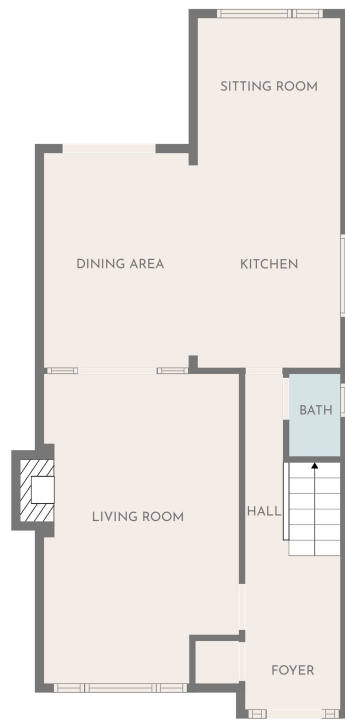
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| Entrance Hallway 3.38m x 5.95m | Bright entrance hallway with wood flooring. |
| Living room 3.87m x 5.49m | Spacious living room to front of property with feature fireplace and wood flooring. Double doors lead to the kitchen/diningroom. |
| Kitchen 5.06m x 6.20m Dining Room 2.72m x 3.81m | Modern shaker style kitchen with large kitchen island. Marble worktops with tiled / wood flooring. Open plan dining/living area with wood flooring and french doors leading to the rear garden. |
| Guest w/c 0.91m x 1.42m | W/c, WHB, tiled flooring and window for ventilation. |
| Landing 2.63 x 2.93m | Access from landing to all three bedrooms and family bathroom. Carpet flooring. |
| Family bathroom 1.67m x 1.80m | WC, WHB and bath with shower attachment. Tiled throughout. |
| Master Bedroom: 3.48m x 4.07m | Located to the rear of the property, this large double bedroom has built in wardrobes and an en-suite. |
| En-Suite: 1.67 x 1.62 | With WC, WHB and shower. Tiled throughout. |
| Bedroom 2: 2.74m x 4.33m | Located to the front of the property with wood flooring and built in wardrobes. |
| Bedroom 3: 2.41m x 2.63m | Located to the front of the property with wood flooring. |

FEATURES

- Presented in excellent condition throughout.
- Oil fired Central Heating
- Off street parking to the front.
- Sunny west facing rear garden
- Stunning Modern shaker style kitchen
- Located close to schools, shopping centers, Malahide train station and Castle.
- Easy access to M1, M50, of Dublin Airport and Dublin City Centre

IMAGES





FLOOR 1



FLOOR 2



PRICE

AMV €595,000

VIEWING

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.

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 it's highest potential.

99 Strand Street, Skerries, Co Dublin, K34
R278

T: 01-8490129

M. 087-6478049

E: dermot@grimes.ie

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 2024.

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.

E: alacogue.daly@mail.ebs.ie

E: robert.grimes@mail.ebs.ie

T: (01) 8490129