

For Sale

By Private Treaty

AMV

€455,000

grimes[®]



4 Bedroom Semi Detached Home – c123m² / 1,323ft²

FOR SALE BY PRIVATE TREATY

9 Thatchers Way
Lusk Village,
Lusk
Co Dublin
K45 A409

BER **C2**

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DESCRIPTION

Grimes are delighted to bring No. 9 Thatchers Way, Lusk Village to the market. Built in 2006, this spacious four bedroom semi-detached property is ideally located within this modern and highly sought after development, just a short stroll from all local amenities in Lusk Village.

Internally, the well proportioned accommodation comprises; a welcoming entrance hallway with guest WC, a bright and comfortable family room, a separate living room and a generous open plan kitchen/dining area to the rear, perfect for modern family living and entertaining. Upstairs there are four bedrooms, including a master bedroom with en-suite, along with a well appointed family bathroom, completing the accommodation.

Outside, the property benefits from a parking area to the front. The rear garden is private and well maintained, offering an ideal space for outdoor dining and relaxation.

Lusk is a thriving and growing village with a host of amenities including shops, cafés, restaurants, supermarkets, and both primary and secondary schools. There are excellent transport links with regular Dublin Bus services and nearby train stations providing easy access to the city centre. The M1, M50 and Dublin Airport are all within easy reach, making this an ideal location for commuters.

ACCOMMODATION

Entrance Hall: 4.19m x 2.87m & 1.91m x 0.95m	Bright entrance hall centrally located with access to all ground floor rooms.
Guest WC: 3.29m x 1.41m	WC & WHB. Also provision for stackable washing machine and clothes dryer.
Family Room 4.63m x 3.96m	To the rear of the property with sliding patio doors to the rear garden, Feature fireplace and wooden flooring.
Kitchen / Dining Room: 4.52m x 3.00m	Bright double aspect room with sliding patio doors to the rear garden. Fitted kitchen with overhead units and tiled floor.
Livingroom 4.53m x 2.83m	To the front of the property with wooden floor.
Landing 4.23m x 2.70m	With carpet and hotpress.
Bedroom 1 5.02m x 2.82m	Spacious double bedroom with fitted wardrobes and en-suite. Carpet flooring.
En-Suite 1.99m x 1.90m	With spacious shower, WC, WHB and window,
Bedroom 2 3.97m x 2.52m	Double bedroom to the front of the property. Carpet flooring.

Bedroom 3 3.46m x 2.85m	Double bedroom to the rear of the property. Carpet flooring.
Bedroom 4 3.97m x 1.91m	To the rear of the property. Carpet flooring.
Bathroom 2.64m x 1.66m	Tiled floor and part tiled walls. Bath with shower attachment and screen, WC & WHB. Window.

FEATURES

- Walking distance of schools, sports clubs and Rush & Lusk train station
- Easy access to M1, M50 motorways & Dublin Airport
- Large 4 bedroom semi detached home
- Gas fired central heating
- Bright and spacious accommodation throughout.

IMAGES





PRICE

AMV €455,000

VIEWING

By appointment.
Louise Shannon

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.

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Conditions: to be noted-Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation onto the working order of these items. All measurements are approximate, and photographs provided for guidance purposes.

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.55% (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)



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