

For Sale
By Private Treaty

Asking price
€620,000

grimes[®]



30 Linnett, Barnageeragh Cove

County Dublin K34 RF20

c. Stunning 3 Bed Semi-Detached with converted attic space

DESCRIPTION

Grimes are delighted to present this exceptional three-bedroom family home with a converted attic room to the market. No. 30 is presented in showhouse condition throughout and has been finished to an outstanding standard. Beautifully maintained and tastefully decorated, the property offers bright, contemporary accommodation with a host of high-quality upgrades and bespoke features that create a stylish and highly functional living environment.

The property, built in 2016, benefits from an impressive B-rated BER, ensuring excellent energy efficiency and comfort. A number of custom-built fittings are included in the sale, including bespoke wardrobes by B Space, a fitted TV and storage unit in the kitchen/dining area, and a cleverly designed built-in bed with extensive storage in Bedroom Three. Further features include a utility room larder, water filtration system, fibre broadband connectivity and smart home enhancements, including Alexa-controlled lighting in both rear bedrooms and the front entrance light.

Outside, the rear garden has been thoughtfully designed for family living and includes a jungle gym play area, making it an ideal space for children and outdoor entertaining.

Barnageeragh Cove is one of Skerries most sought-after modern developments, ideally positioned just moments from the coastline. Residents can enjoy the convenience of having the seafront and coastal walks only a short stroll away, while remaining within easy reach of the town centre, schools, sporting facilities and transport links.



ACCOMMODATION

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Entrance hallway -

1.89m x 4.89m

Bright and welcoming entrance hallway with tiled flooring.

Living room -

3.31m x 4.25m

Lovely living room positioned to front of property with wooden flooring.

Family room -

3.30m x 3.50m

Large open plan family room with feature built in TV storage unit and tiled flooring.

Kitchen & Dining area -

3.41m x 2.60m

1.86m x 1.92m

Positioned to the rear of the property with double door access to the garden, the kitchen benefits from an adjoining utility/storage room with built in pantry.

Guest WC -

1.89m x 1.36m

Spacious bathroom very tastefully finished with tiled flooring.

Primary Bedroom -

3.31m x 3.78m

Large double bedroom positioned to front of property with fitted wardrobes and wood flooring.

En-Suite -

1.63m x 1.77m

Walk in shower, WC and wash basin, with window for light. Finished with tiled flooring.

Bathroom -

1.58m x 2.42m

Family bathroom with WC, bath and wash hand basin. Finished with tiled flooring.

Bedroom 2 -

3.31m x 3.40m

Double bedroom positioned to rear of property with wood flooring and fitted wardrobes.

Bedroom 3 -

2.57m x 2.95m

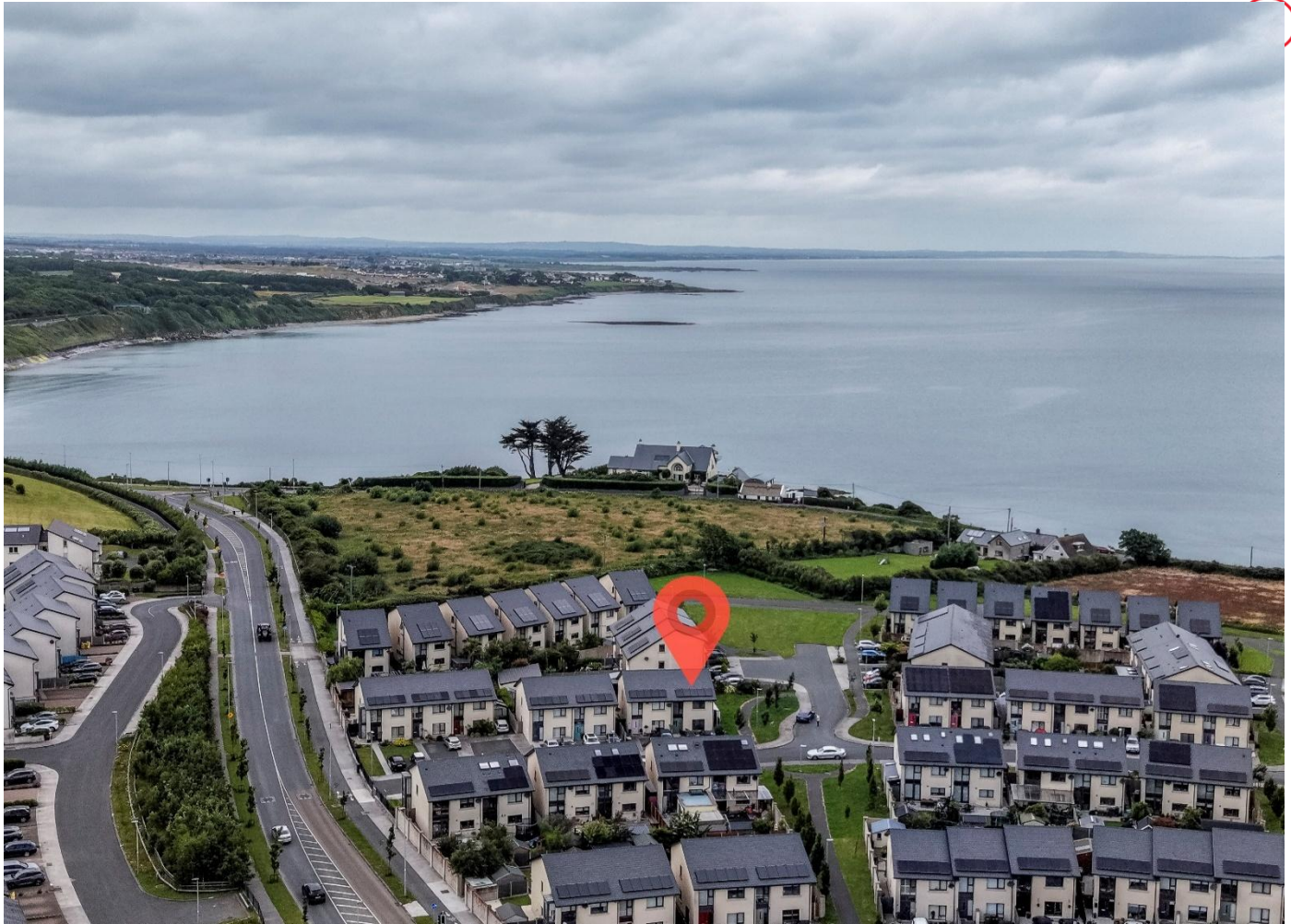
Single bedroom with built in single bed from B Space with ample storage space.

Attic room-

4.05m x 5.28m

Additional storage space with wood flooring.





Price €620,000



EBS d.a.c.

Mortgage Advisors

PSRA Licence No: 001417

Mortgage Advice Should you require any financial advice, we can put you in contact with a mortgage advisor who would be happy to talk to you. We have mobile masters whom can meet you at a time convenient to you. Currently offering 3% cashback until 31/12/26 *T's & C's apply



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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 into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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