

# REA

# GRIMES



4 bed semi-detached home 119 m<sup>2</sup> / 1280 ft<sup>2</sup>  
AMV €495,000

FOR SALE BY PRIVATE TREATY

51 Selskar Avenue  
Skerries,  
Co Dublin

PSRA No. 001417



## DESCRIPTION

REA GRIMES is delighted to bring this large 4-bedroom semi-detached home with a playroom/ study to the market. Number 51 has ample car parking to the front of the property and is situated in a cul de sac. Only a five-minute walk to the train station. Accommodation consists of Entrance Hall, Playroom/study, Living Room, guest WC, Kitchen, Dining room, Family Bathroom, 4 double bedrooms (Master en suite). The property also boasts a large south facing rear garden which is not overlooked and is guaranteed to impress all potential buyers looking for their ideal home.

The location is hard to beat for family living. There are a host of educational & sporting facilities on your doorstep. Skerries has been voted the tidiest town in Ireland and it is easy to see why. This vibrant small town offers many cafes, restaurants and bars which regularly feature in the top 10 in Ireland and numerous sporting clubs including golf, sailing, rugby, football, GAA, tennis, beaches and coastal walks all within easy walking distance from this stunning property. Skerries is served by Skerries Train Station and the no. 33 Dublin Bus. It is one of the most desirable locations to live in the greater Dublin area.

### Ground Floor Accommodation:

Entrance hallway: 5.40m x 1.70m	Providing access to all rooms, wood flooring, dado rail, coving and alarm pad.
Playroom/Study: 3.30m x 3.10m	Carpet flooring, shelving, large window.
Living room: 5.60m x 3.40m	Wood flooring, feature fireplace, TV point. Double doors to the dining room.
Kitchen 4.50m x 3.50m	Tiled flooring fitted kitchen in a traditional country style, additional wall shelving, free-standing oven and hob. Access to rear garden.
Dining room: 2.25m x 2.88m	Wood flooring, coving, pendant light and sliding door to the rear garden.

### Upstairs Accommodation:

Master Bedroom 1: 4.40m x 3.20m	Located to the front, wooden floor built in wardrobes.
Ensuite: 2.30m x 1.30m	Lino floor, tiled walls, electric shower, whb, WC, window providing natural light and ventilation.
Bedroom 2: 4.90m x 3.30m	Large double bedroom located to the front of the property, wood flooring, built in wardrobes.
Bathroom : 2.10m x 2.30m	Lino flooring, tiled walls, bath, w,c ,whb, pump shower, built in shelving and a window provides natural light and ventilation.
Bedroom 3: 3.40m x 3.30m	Located to the rear of the property, large double bedroom with wood flooring and built in wardrobes.
Bedroom 4: 4.30m x 2.00m	Located to the rear of the property, bright spacious double bedroom with wood flooring and built in wardrobes.



## FEATURES

- Superbly presented property.
- Private cul de sac location.
- Fully alarmed
- 4 Double Bedrooms (Master En Suite)
- Built in wardrobes in all bedrooms
- Oil fired central heating.
- South facing rear garden with side entrance.
- Built 1983
- 5 Minute walk from Skerries Train Station.
- Easy access to the M1, M50 and Dublin Airport. M1, M50 and Dublin City Centre

## IMAGES





## PRICE

AMV €495,000.00

## VIEWING

By appointment

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

Agent: Rachel Callaghan  
99 Strand Street, Skerries, Co Dublin

T: (01) 8490129

M. 086-0428282

E: [rachel@reagrimes.ie](mailto:rachel@reagrimes.ie)

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 2% cash back on Mortgages for FTB, Trade up & Refinance for Family Homes issuing from now until 31st December 2018 at a recently reduced rate of 3%.

Example €250,000 loan issued at 2% cashback = €5,000 which is paid to the customers Current Account 2 months from drawdown.



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E: [alacoque.daly@mail.ebs.ie](mailto:alacoque.daly@mail.ebs.ie)

E: [robert.grimes@mail.ebs.ie](mailto:robert.grimes@mail.ebs.ie)

T: (01) 8490129



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