

# GRIMES



3 Bedroom Family Home 100 m<sup>2</sup> / 1,076 ft<sup>2</sup>

AMV €355,000

## FOR SALE BY PRIVATE TREATY

22 The Grove  
Skerries Rock  
Skerries  
Co. Dublin

PSRA No. 001417



## DESCRIPTION

REA Grimes are delighted to present this stunning 3 bedroom semi-detached family home to the market. No. 22 The Grove, Skerries Rock is located in a highly sought after residential development. This beautiful home is presented in immaculate condition and boasts bright and spacious accommodation throughout. Viewers will be impressed by the bright entrance hallway leading to a beautiful sitting room with feature gas fireplace. Double doors lead through to the dining room off which is the kitchen. The property boasts a west facing garden and has off street parking for 2 cars to the front with the benefit of security bollards. It is within walking distance of all local amenities and less than a five minute walk to Skerries Train Station and Skerries Point Shopping Center.

Skerries is a popular coastal town offering an exceptional environment for family life, it hosts an abundance of amenities including shops and boutiques, it's cafés, restaurants and bars regularity feature in the top 10 in Ireland. It's leisure facilities and clubs are second to none and include golf, sailing, rugby, football, GAA and tennis. Skerries is virtually surrounded by beautiful beaches and coastal walks. It is also the proud holder of the Tidiest Town in Ireland 2016 title!

*Guaranteed to impress!!!*

### Ground Floor Accommodation:

Entrance Hall: 4.51m x 1.72m	Carpet flooring, alarm & telephone point
Sitting Room: 4.75m x 3.00m	Solid wooden flooring, TV point, feature marble fireplace, box window
Kitchen: 6.18m x 2.27m	Tiled flooring, fitted kitchen, storage cupboard, access to rear garden
Guest WC: 1.80m x 0.77m	Whb, wc & window providing light and ventilation
Dining Room: 3.57m x 3.13m	Solid wooden flooring, bright and spacious dining area, double door access to rear garden

### Upstairs Accommodation:

Landing: 1.90m x 3.10m	Stairs and landing carpeted, access to Hot Press and Attic
Master Bedroom: 3.65m x 3.16m En-suite 1.65m x 1.50m	Double Bedroom, carpet flooring, feature box windeow, situated to front of property  Fully tiled floor, wall to ceiling, whb, wc & pump shower
Bedroom 2: 3.05m x 3.04m	Double Bedroom, carpet flooring, built in wardrobe situated to rear of property
Bedroom 3: 3.20m x 3.81m	Single Bedroom, carpet flooring, built in wardrobe situated to rear of property
Bathroom: 1.96m x 2.03m	Fully tiled floor, wall to ceiling, WC, whb, jacuzzi bath, window providing light and ventilation

## FEATURES

- Beautifully presented 3 bed family home
- West facing rear garden
- Off street parking for 2 cars with security bollards
- Located minutes from the centre of Skerries town
- Walking distance of excellent restaurants, cafes, bars & shops
- Private cul de sac location overlooking green area
- Minutes' walk from the north beach and Skerries harbour
- Excellent education facilities in the town
- Within easy walking distance of Skerries train station
- Easy access to the M1, M50 and Dublin Airport

## IMAGES







## PRICE

Asking Price €355,000

## 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

21 Strand Street, Skerries, Co Dublin

T: (01) 8490129

e. louse@reagrimes.ie

## Mortgage Advisers

Mortgage Advice: As a tied agent with the EBS, we're delighted to be able to offer 2% cash back on Mortgages for any loan for FTB & Trade Up & Refinance loans for Family Homes issuing from now until 31st December 2018. **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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