

REA

GRIMES



Stunning 4 bed semi-detached home with Attic Conversion
199.7m² / 2149ft² - AMV €585,000

FOR SALE BY PRIVATE TREATY

9 Downside Heights
Skerries,
Co Dublin

PSRA No. 001417



EBS



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CALL NOW ON (01) 8490129

DESCRIPTION

REA Grimes is delighted to bring 9 Downside Heights, Skerries, Co. Dublin to the market. This beautifully maintained and presented 4 bedroom semi-detached property with attic conversion and full width single storey extension to the rear is a dream family home and is situated in a much sought after location. The property is presented in showhouse condition throughout with off street parking. This bright and spacious family home is located within easy access of all local amenities and a short distance to Skerries Train Station and Skerries Point Shopping Center. This fine property has an East facing private rear garden.

Skerries is a popular coastal town almost completely surrounded by the sea with a host of amenities including shops, boutiques, schools, cafés, restaurants, bars and leisure facilities and clubs including golf, sailing, rugby, football, GAA, tennis, beaches and coastal walks. Skerries is served by Skerries Train Station and Dublin Bus. It is one of the most desirable locations to live in the greater Dublin area.

ACCOMMODATION

Hallway: 4.93m x 2.48m	Wooden floor, radiator cover, storage closet & spotlights
Living Room: 7.03m x 3.92m	Bright & airy sitting room with wood flooring, TV point, rad cover, spotlights, 2 velux windows and access to garden through french doors
Kitchen: 3.87m x 3.81m	Located to the rear of the property with tiled flooring, grey shaker fitted kitchen, electric 4 ring hob, Island, spot lights
Living Room / Dining: 3.51m x 8.57m	Open plan located to the front of the property, Wood Flooring, Gas fireplace, coving
Downstairs WC: 1.19m x 1.81m	Tiled flooring & wet areas, storage press, wc, whb, window for ventilation
Playroom: 4.02m x 2.37m	Wood flooring and tv point
Garden	Private rear garden wired for electricity with shed, decking area & outside tap

Upstairs Accommodation:

Landing: 3.17m x 3.75m	Carpet Flooring, hotpress, spot lights
Master Bedroom 1: 3.98m x 3.22m	Double bedroom located to the front of the property with carpet flooring and built in wardrobes
En-suite: 0.93m x 3.03m	Tiled flooring & wet areas, whb, pump shower and vent
Bedroom 2: 2.96m x 3.72m	Double bedroom located to the front of the property with carpet flooring, built in wardrobes
Bedroom 3: 2.72m x 3.59m	Double bedroom located to the rear of the property with carpet flooring & fitted wardrobes
Bedroom 4: 3.82m x 2.73m	Double bedroom with carpet flooring, built in wardrobes located at the rear of the property
Main Bathroom: 2.40m x 1.81m	Fully tiled with bath, wc, whb, and window for ventilation
Attic: 10.24m x 8.36m	Main area: 3 large velux windows, carpet, tv point, spot lights complete with separate office & storage rooms

FEATURES

- Showhouse condition throughout
- Large Attic Conversion & full width single storey extension to the rear
- Solar Panels
- New kitchen fitted 2017
- Solid Canadian maple hardwood floors throughout ground floor
- Double Glazed windows throughout
- GFCH heating / Dual Heating Control
- Private rear garden with decking area
- Excellent school and sports facilities
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES





PRICE

AMV €585,000.00

VIEWING

By appointment
Rachel Mullen

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

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

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.

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.



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