

For Sale

By Private Treaty

Guide Price

€795,000

grimes[®]



Magnificent Detached Home 280m² / 3,014 ft²

FOR SALE BY PRIVATE TREATY

Bridge House

Kingston

Lusk

Co. Dublin

K45 EF21



grimes.ie
PSRA Licence No. 001417

DESCRIPTION



Grimes are delighted to bring this magnificent 4-bedroom detached home to the market in Lusk. 'Bridge House' is a substantial architect designed home sitting on c1.29 acres of gardens offering a tranquil, peaceful setting while still being with easy access of a host of amenities, schools, and transport links. The property provides generous room proportions with a great sense of space and light in every room together with a sunroom and large double garage.

This lovely family home enjoys a southwest aspect and an abundance of off-street parking with mature gardens. Built in c 2004, the property extends to over 280 msq with a further 70 msq detached garage with converted loft (perfect for a home office).

The accommodation briefly consists of a welcoming entrance hallway, a reception room on either side to front of house, a large kitchen adjoining both a dining room and large sunroom. There is a utility room accessing the garage area. A large double bedroom and bathroom complete the downstairs accommodation. Upstairs there are three generous double bedrooms, two bathrooms and ample storage space.

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ACCOMMODATION

Entrance Hallway: 6.84m x 7.87m	Bright welcoming entrance hallway with solid wooden floor
Living room: 4.32m x 4.28m	Spacious living room to front of property with feature fireplace and wooden flooring overlooking front lawn
Sitting room / family room: 5.85m x 4.24m	Bright reception room with 5 windows overlooking front and side gardens with wooden flooring
Kitchen: 5.85m x 5.62m	Located to rear of property with access to sunroom, dining room and utility room
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Utility room: 2.09m x 3.67m	Plumbed and fitted with washing machine and tumble dryer. Access to large double garage with a converted room above offering a further 70 msq of accommodation
Master bedroom: Walk in wardrobe & En suite c. 30 msq	Double bedroom with walk in wardrobe & ensuite bathroom with further storage space in eaves
Bedroom 2: 4.32m x 8.01m	Large double bedroom running width of house overlooking both front and rear garden with fitted wardrobes
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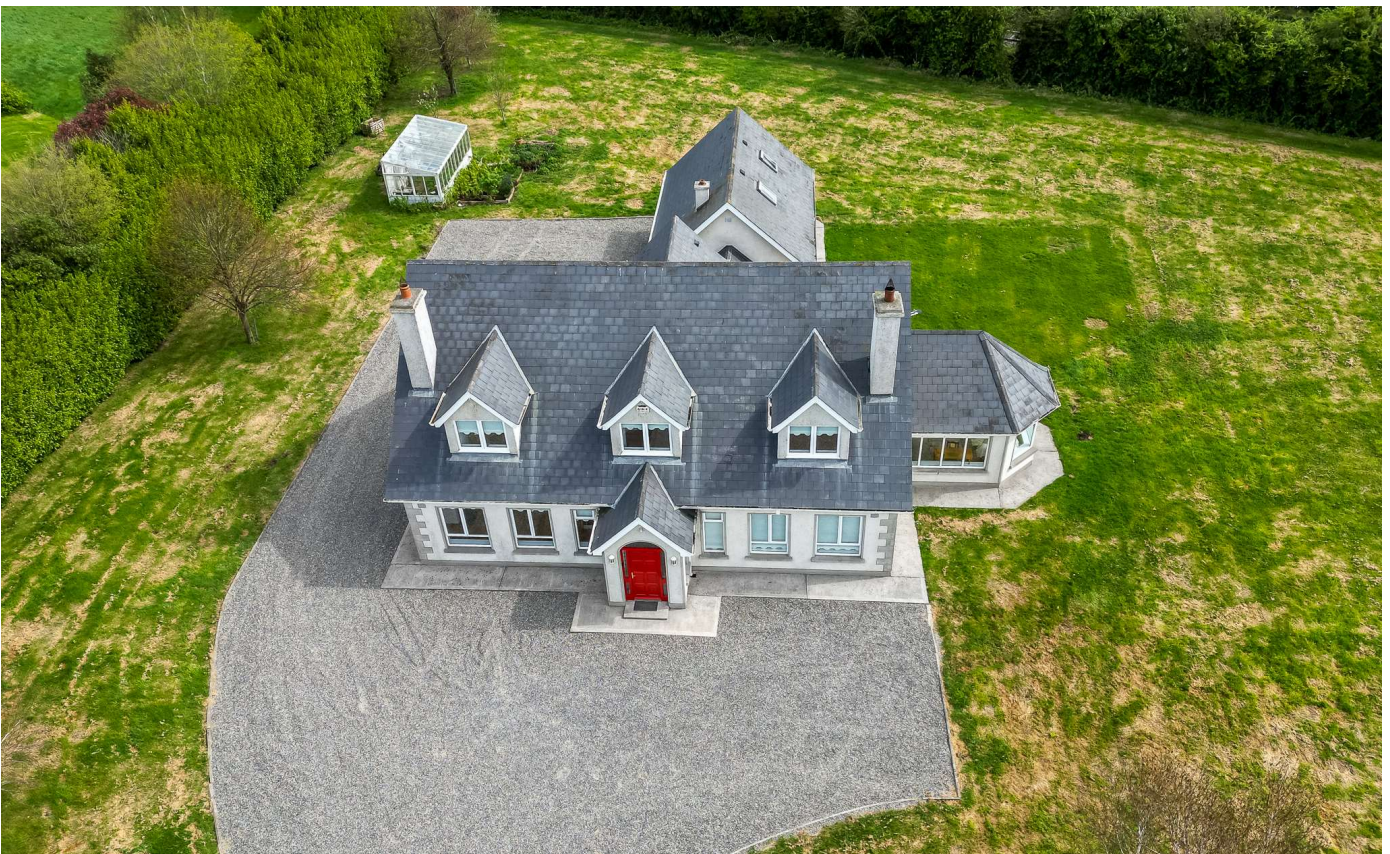
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- Magnificent 4-bedroom detached home
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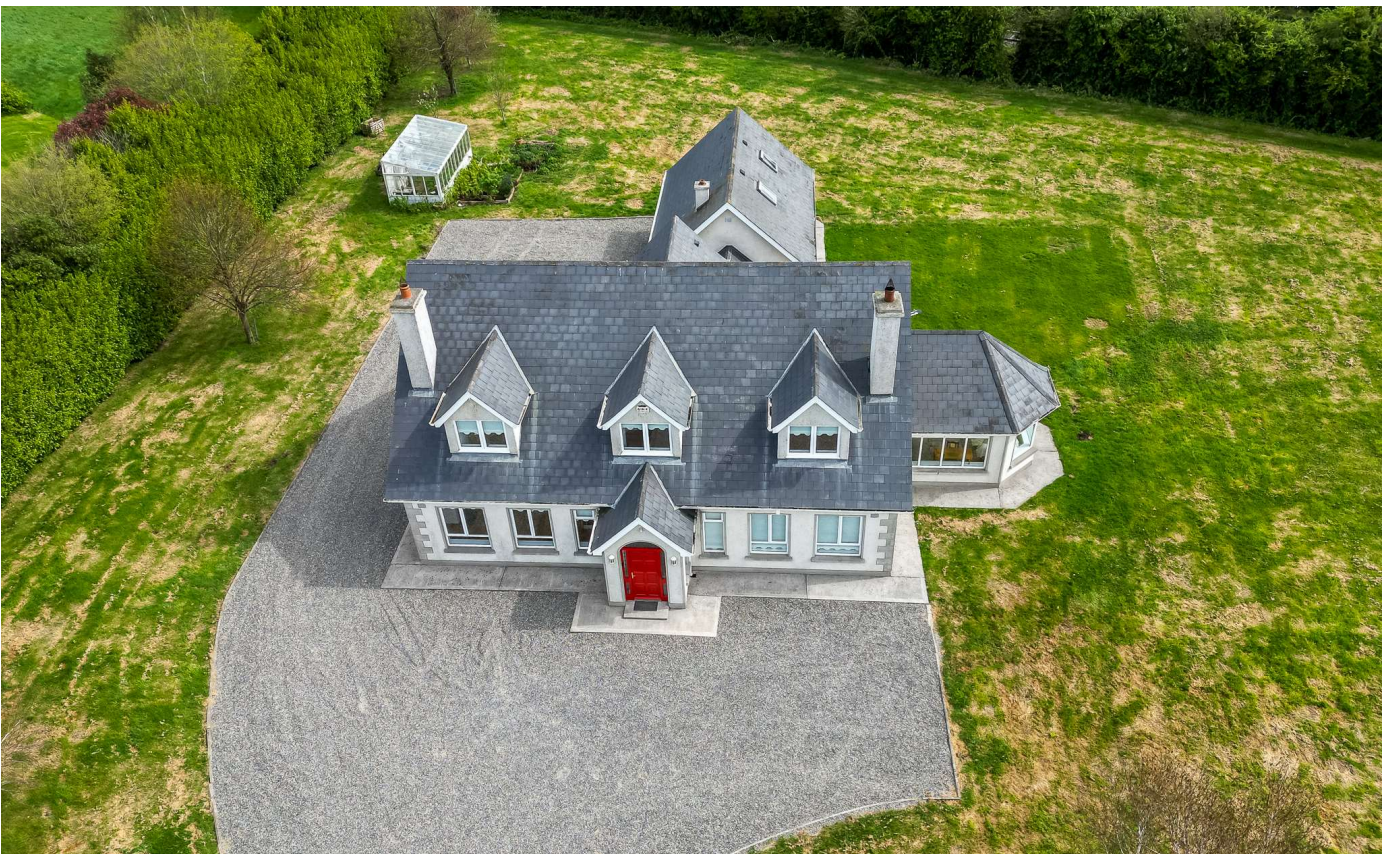
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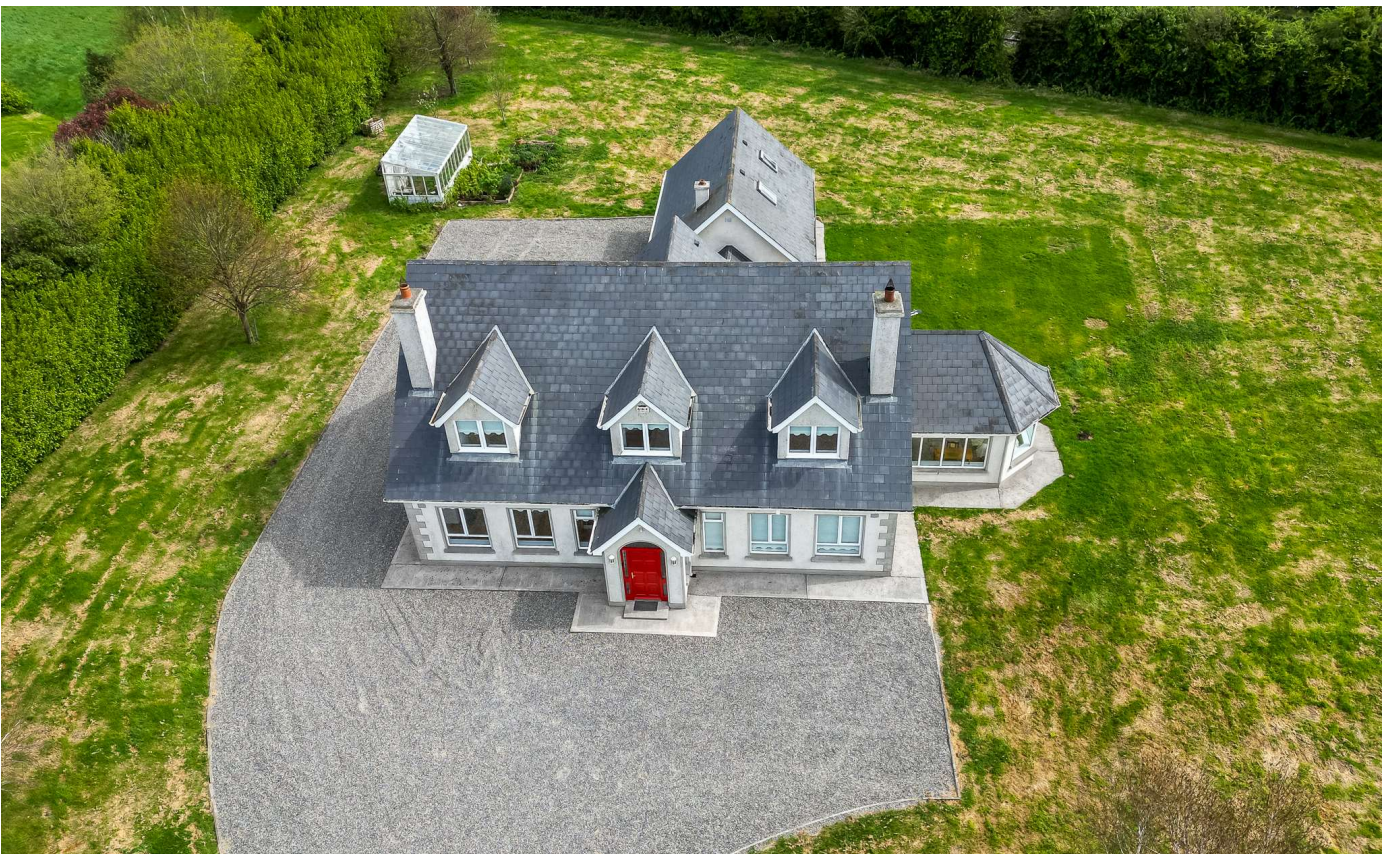
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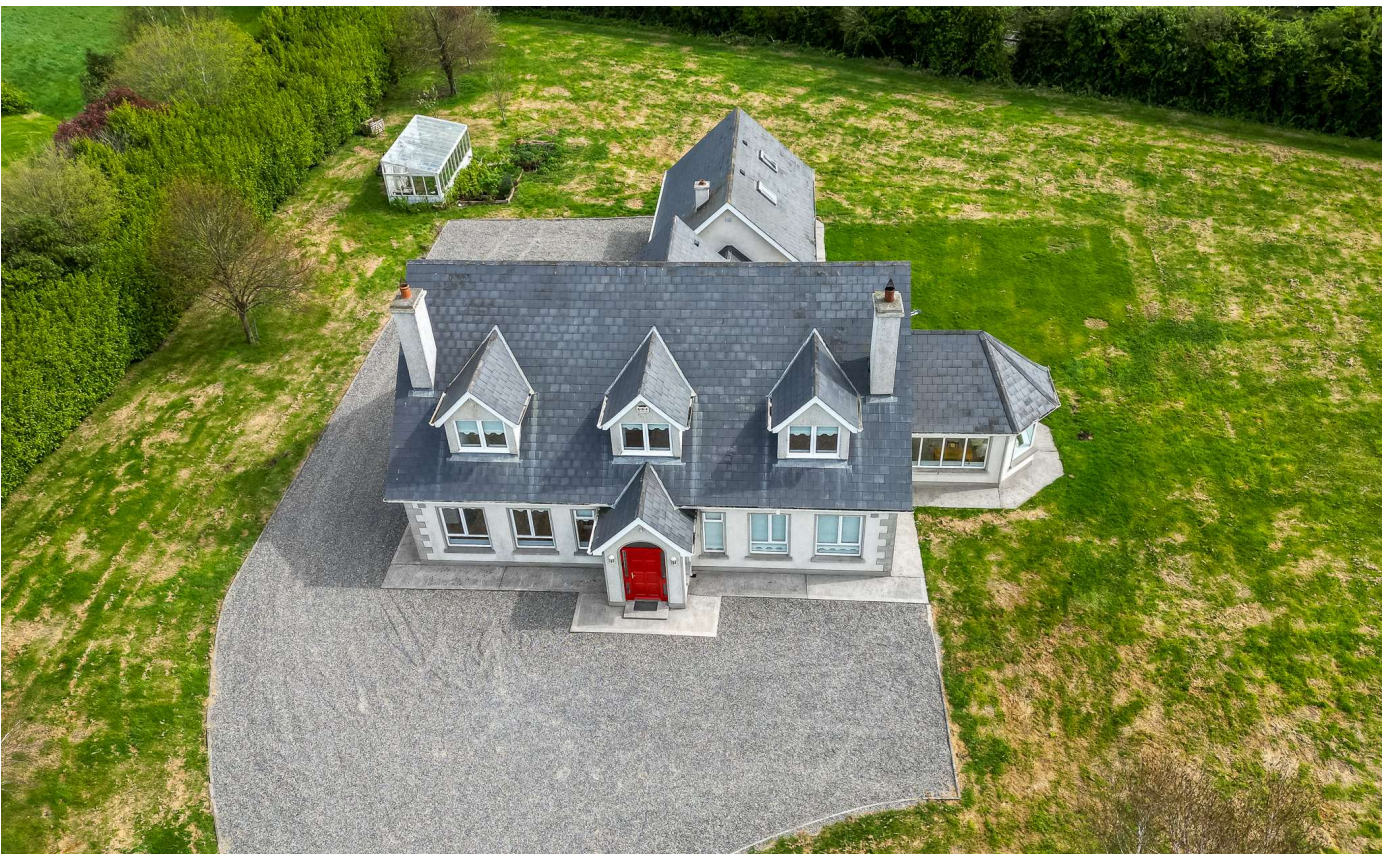
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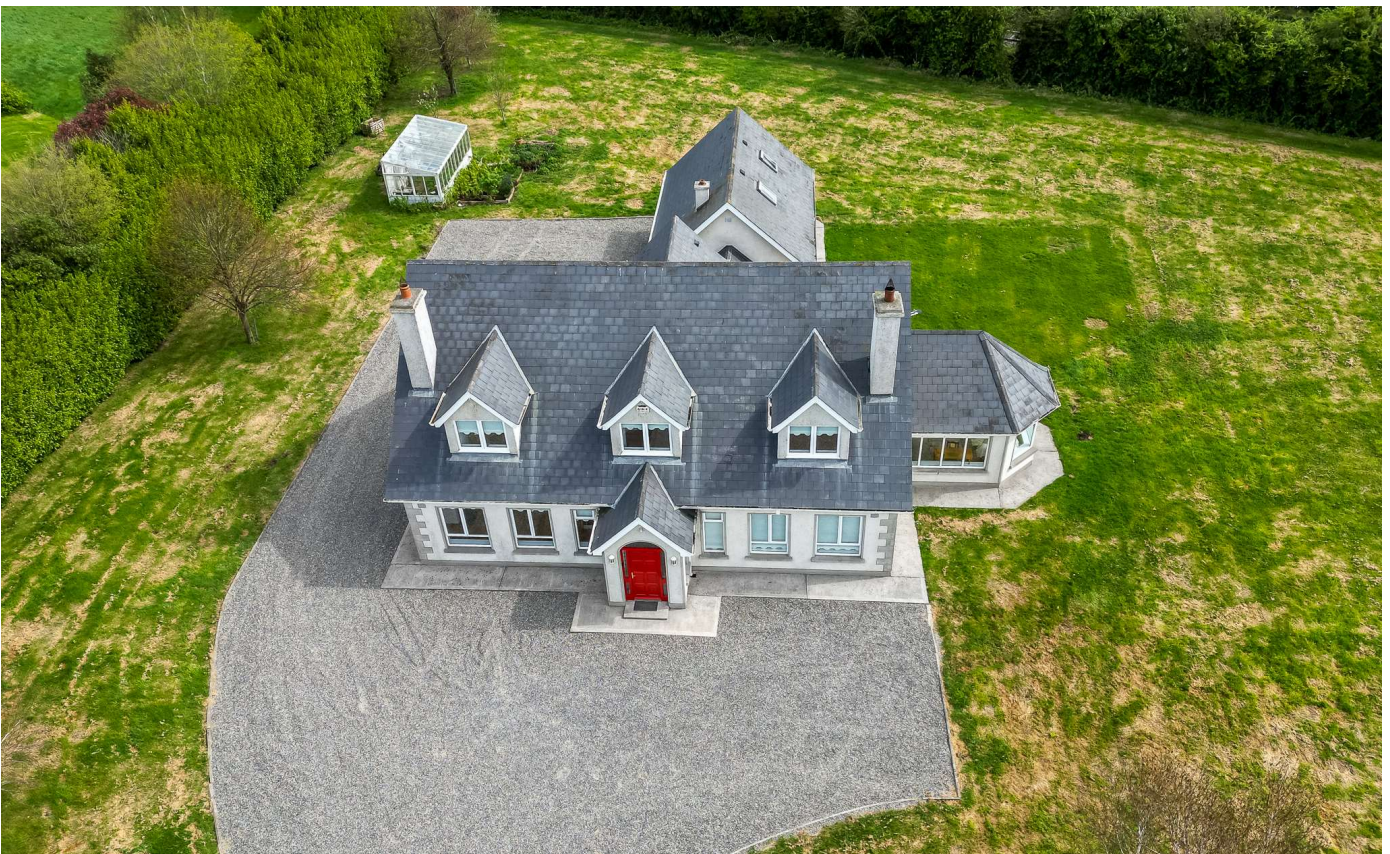
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Sunroom: 4.80m x 3.67m	Bright and airy sunroom with double glazed windows and door overlooking rear garden & greenhouse
Dining room: 4.04m x 3.50m	Located to rear of property adjoining kitchen overlooking rear garden
Downstairs bedroom: 4.00m x 3.50m	Double bedroom with built in wardrobes and wooden flooring
Bathroom: 2.47m x 1.98m	With WC, WHB and shower
Utility room: 2.09m x 3.67m	Plumbed and fitted with washing machine and tumble dryer. Access to large double garage with a converted room above offering a further 70 msq of accommodation
Master bedroom: Walk in wardrobe & En suite c. 30 msq	Double bedroom with walk in wardrobe & ensuite bathroom with further storage space in eaves
Bedroom 2: 4.32m x 8.01m	Large double bedroom running width of house overlooking both front and rear garden with fitted wardrobes
Bedroom 3: 3.87m x 4.46m	Double bedroom with fitted wardrobe and further storage in eaves
Bathroom: 2.60m x 2.88m	With WC, WHB, Stand alone shower & bath with windows

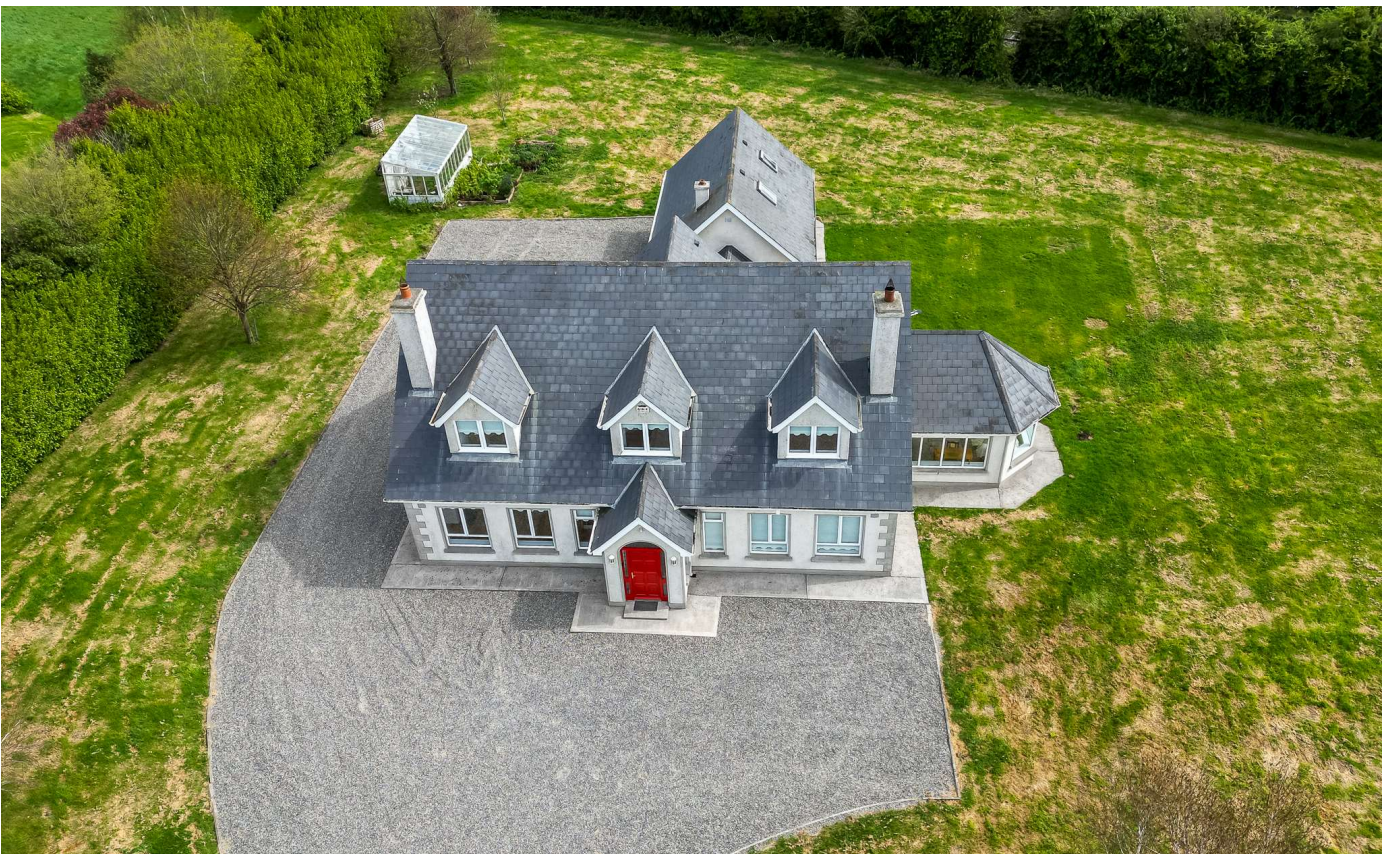
FEATURES

- Magnificent 4-bedroom detached home
- OFCH heating & double-glazed windows throughout
- Over 280msq of accommodation with sunroom and large double garage
- Tranquil & peaceful site of c1.29 acres of mature gardens
- Located close to schools, train station and local amenities
- Easy access to M1, M50, of Dublin Airport and Dublin City Centre
- Excellent energy rating of C1

IMAGES







PRICE

AMV €795,000

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 its highest potential.

99 Strand Street, Skerries, Co Dublin, K34 R278

T: 01-8490129
M. 086-0493117
E: louise@grimes.ie

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (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 2024.

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)



EBS d.a.c. is regulated by the Central Bank of Ireland