

# REA

# GRIMES



3 Bed Semi Detached home – 101.26m<sup>2</sup> / 1,089ft<sup>2</sup>  
AMV €445,000

FOR SALE BY PRIVATE TREATY

15 Shenick Drive  
Skerries,  
Co. Dublin

PSRA No. 001417



**EBS**

## DESCRIPTION

REA Grimes are delighted to present to the market No 15 Shenick Drive. This wonderful three bedroom semi detached family home has been well maintained over the years and offers an astute buyer a blank canvas to create their ideal home. Internally the light filled accommodation comprises, entrance hallway with storage press, a living room with floor to ceiling window and feature fireplace with gas inset fire. The dining room offers an ideal space to entertain and is open to the living room. A window frames a view over the secluded rear garden and there is access to the kitchen. The kitchen is fitted with wall and floor units and opens to the utility room, guest wc and garage. The garage provides additional parking/storage and offers an ideal space for conversion subject to planning permission. Upstairs there are three spacious and light filled bedrooms. A shower room completes the accommodation.

Outside the front garden is laid in lawn and bordered with mature shrubs, a driveway provides off street parking and there is access to the garage. The secluded and mature west facing rear garden measures approx. 60ft and is laid in lawn.

Skerries is a vibrant small town with 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. This is a superb opportunity to acquire a magnificent family home in one of the most desirable residential locations in Skerries.

## ACCOMMODATION

Entrance Hallway: 2.23m x 3.60m	The entrance hallway has solid wood flooring and access to under stairs storage. There is also an additional storage press.
Living Room: 3.17m X 3.71m	The living room is flooded with natural light with the aid of a large window, A feature brick fireplace with gas inset fire creates a real focal point. This space flows through to the dining room. Solid wood flooring.
Dining area: 3.24mx 4.0m	The dining room overlooks the secluded rear garden and provides an ideal space to entertain. There is access to the kitchen.
Kitchen: 2.70m x 3.60m	The kitchen is fitted with wall and floor units and tiled flooring. A window frames the view over the rear garden. A door leads through to the utility room.
Utility: 2.28m x 2.50m	The utility room is fitted with wall units and has plumbing for a washing machine. There is access to a guest wc and through to the garage. A door leads to the rear garden. Tiled flooring.
Garage: 2.62m x 5.40m	The garage space offers additional parking and storage. This space can easily be converted to create additional accommodation. (subject to planning permission)

### Upstairs Accommodation:

Master Bedroom 1: 3.70m x 3.75m	This bright and spacious double bedroom overlooks the rear garden. Built in wardrobe.
Bedroom 2: 3.70m x 3.75m	This bright and spacious double bedroom overlooks the rear garden. Built in wardrobe.
Bedroom 3: 2.37m x 2.88m	Bright and spacious single bedroom located to the front of the property.
Shower Room: 1.67m x 2.22m	The shower room is completely tiled and fitted with wc, whb and walk in shower.



## FEATURES

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- Ideally located in a mature residential setting
- Off Street Parking
- Garage ideal for conversion (subject to P.P)
- GFCH heating
- Mature west facing rear garden (60ft approx.)
- Excellent school and sports facilities
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

## IMAGES

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## PRICE

AMV €445,000.00

## VIEWING

By appointment  
Barry O'Driscoll

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 REA 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 it's highest potential.

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## 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 2020 and 31 of December 2020.

**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.



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

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