

# REA

# GRIMES



3 Bedroom semi-detached home 113m<sup>2</sup> / 1216ft<sup>2</sup>  
AMV €355,000

FOR SALE BY PRIVATE TREATY

20 Hillside Gardens

Skerries,

Co. Dublin

K34 XH48

PSRA No. 001417



**EBS**

## DESCRIPTION

REA Grimes are thrilled to bring to the market this spacious 3-bedroom semi-detached family home, located in this popular and mature residential estate. No.20 is well positioned within walking distance of great schools, shops, beaches and the train station. Boasting spacious accommodation and located in a quite cul de sac, this well-appointed home offers great scope for a growing family.

Skerries is a thriving seaside village famous for its sandy beaches and bustling town. Sports facilities abound in the immediate area with Golf, Sailing, Rugby, GAA and Tennis clubs all close to hand. The area is well serviced by Dublin rail and bus with the train station located within a short walk of Hillside Gardens. Located approx. 12 miles from Dublin airport and M1 motorway providing an easy commute to the City Centre. Skerries is a dream destination and the perfect place to call your home.

*Early viewing highly recommended*

### Ground Floor Accommodation:

Entrance Hall: 1.91 m x 4.23 m	Wooden floor, alarm par and understairs storage.
Living Room: 4.19 m x 3.96 m	Gas fire, wooden floor, built in shelving and tv point.
Kitchen 3.19 m x 2.68 m	Wooden floor, cream shaker style kitchen with tile splashback, breakfast bar and access to the rear garden.
Dining Room: 3.61 m x 3.19 m	Bright spacious room complete with wooden floor and pendant light.

### Upstairs Accommodation:

Master Bedroom: 4.51 m x 4.41 m	Located to the front of the property with wooden floor and built in wardrobe.
Bedroom 2: 3.88 m x 3.47 m	Double bedroom located to the rear of the property, built in wardrobe and a stunning view of Skerries Mills.
Bedroom 3: 2.45 m x 2.85m	Generous single bedroom located to the front of the property with wooden floor.
Bathroom: 2.03 m x 1.67 m	Fully tiled, wc, whb, electric shower and window provides light and ventilation.



## FEATURES

- Private rear garden not overlooked
- GFCH heating
- Fully alarmed
- Located in a quite cul de sac
- Built circa 1978
- View of Skerries Mills from rear bedroom
- Opportunity to refurbish
- Ideal family home location with a choice of schools in the immediate area
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

## IMAGES





## PRICE

AMV €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

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## 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.

## 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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