

# REA

# GRIMES



Approx. 75m<sup>2</sup> / 807ft<sup>2</sup>  
2 Bedroom End of Terrace - AMV €385,000

50a Holmpatrick  
Skerries  
Co Dublin  
K34NH39

PSRA No. 001417



**EBS**

## DESCRIPTION

REA Grimes are delighted to bring no. 50a Holmpatrick to the market. The location of this property cannot be overlooked, situated just a stone's throw from the south strand in the coastal town of Skerries. No. 50a is a perfect doer upper offering the opportunity for those looking to create a beautiful home in arguably one of Dublin's most sought-after locations.

Accommodation briefly comprises of entrance hall, kitchen to front of house with large sitting room to the rear of property. Upstairs, there were originally 2 large double bedrooms, one of which has been split into two rooms, there is a hot press, a family bathroom and access to the attic. There is a long west facing rear garden, this space is a heat trap and not overlooked. There is shared off street parking to the front of the property (with neighbouring property).

Holmpatrick is considered by many to be one of the most exclusive areas in Skerries and is within easy walking distance of all the excellent amenities that Skerries offers. The location is hard to beat for family living. There are a host of educational options on your doorstep. Residents are spoilt for choice with sports and leisure activities including golf, sailing, rugby, football, GAA, cricket, tennis and hockey. Skerries is well serviced with regular train and bus links to the city center and only a short drive to Dublin Airport and the M1 & M50 motorways.

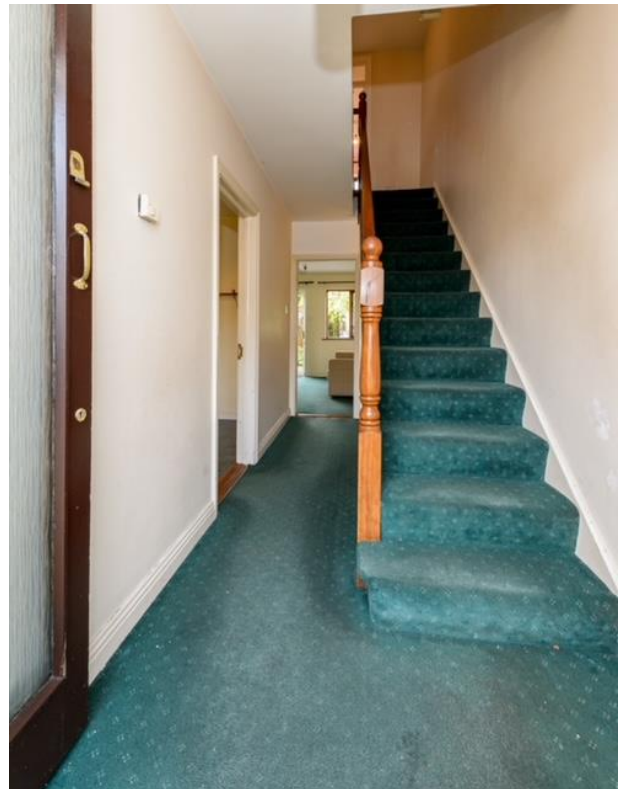
## ACCOMMODATION

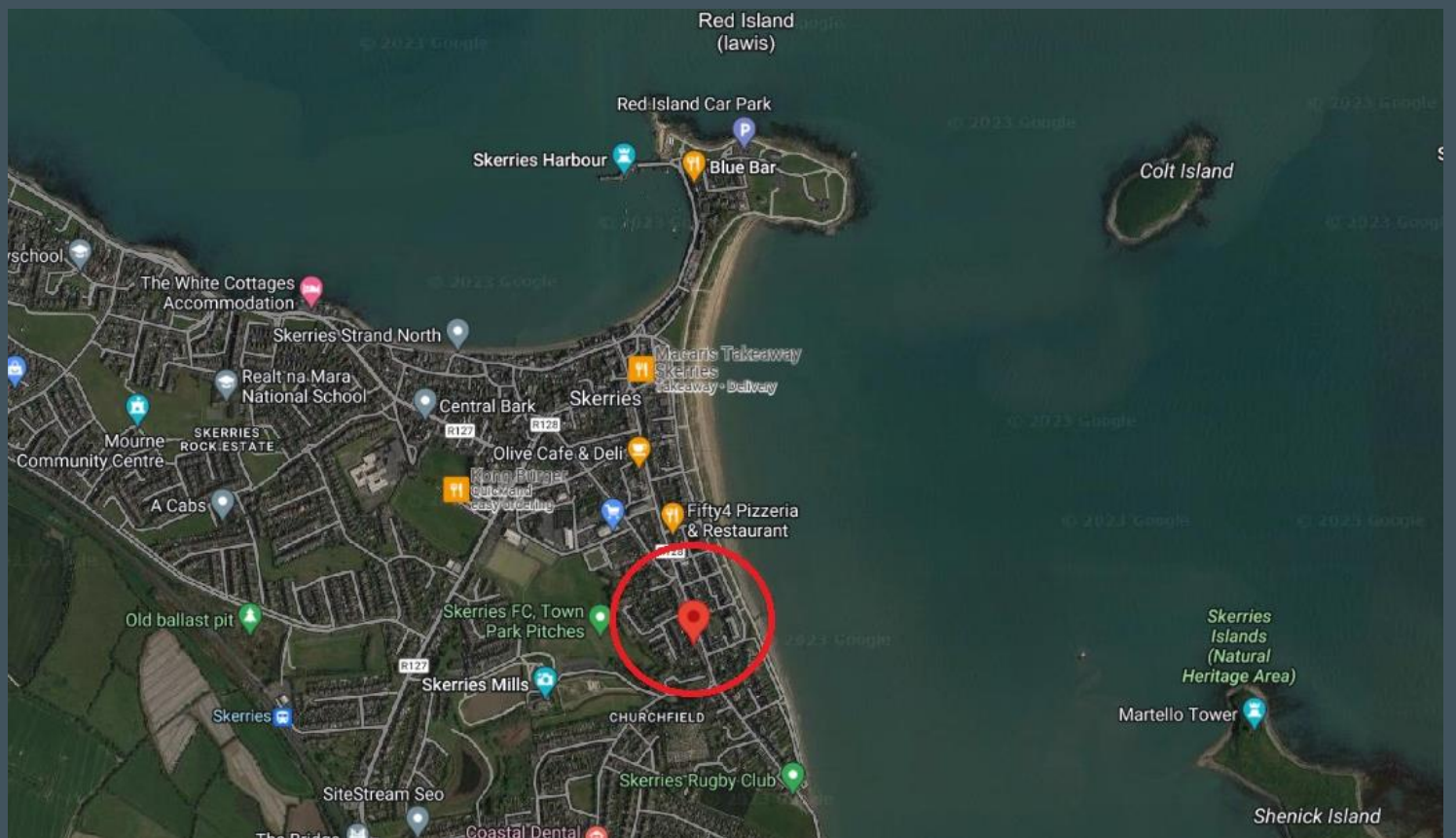
Entrance Hallway: 1.72 x 4.27m	Bright entrance hallway with carpet flooring and open under stair storage space.
Kitchen: 2.36m x 4.06m	The kitchen is located to the front of the property with floor and eye level kitchen presses and laminate flooring.
Sitting room: 5.33m x 6.16m	The spacious sitting room is located to the rear of the property with sliding door access to the west facing rear garden.
Master Bedroom 1: 4.29m x 4.50m	Double bedroom located to the front of the property, this room has a large bay window, built in wardrobes and carpet flooring.
Bedroom 2: 2.57m x 2.96m	Single bedroom located to the rear of the property, with built in wardrobes and carpet flooring.
Bedroom 3: 1.95m x 2.99m	Single bedroom located to the rear of the property, carpet flooring.
Landing/ Study: 2.49m x 4.02m	Access to bedrooms, hotpress, bathroom and attic, with carpet flooring.
Bathroom: 1.67m x 2.38m	The bathroom is fitted with wc, whb and bath with overhead shower and tiled surround. Laminate flooring.

## FEATURES

- Storage heating
- Off street parking
- West facing rear garden
- 150 meters to the South Strand beach
- Located in the heart of Skerries
- Excellent school and sports facilities
- Walking distance from all amenities to include Skerries Train Station
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

## IMAGES





## PRICE

AMV €385,000

## 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 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 2023 and 31 of December 2023.

**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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