

For Sale

By Private Treaty

Guide Price

€595,000

grimes[®]



4 Bed Semi Detached House – c 140m² / 1,506 ft²

FOR SALE BY PRIVATE TREATY

26 Shenick Park

Skerries

Co. Dublin

K34 F766

PSRA No. 001417



[grimes.ie](https://www.grimes.ie)

PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring no. 26 Shenick Park to the market. The location of this property cannot be overlooked. Shenick Park is a mature and highly sought-after development just a stone's throw from the beach in the beautiful coastal town of Skerries. No. 26 has been lovingly maintained over the years but would benefit from modernisation.

Positioned at the end of a quiet cul de sac downstairs accommodation briefly comprises of a bright welcoming entrance hallway, sitting room, dining room, main kitchen, back kitchen, converted garage and guest WC, upstairs there are 4 bedrooms, family bathroom, hotpress and stira access to the attic. Of particular note is the extremely large private rear garden, off street parking and scope to further extend if desired (stpp).

Shenick 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.

Entrance Hallway 3.08m x 4.83m	Bright entrance hallway with carpet floor.
Living room 3.46m x 4.52m	Spacious living room to rear of property with feature fireplace and carpet flooring. Double doors lead to the dining room.
Kitchen 3.08m x 4.71m Kitchenette 2.60m x 4.71m	Located to the rear of the property, fitted kitchen with laminate cabinets and vinyl floor. Kitchenette with laminate flooring and cabinets with door to the rear garden.
Dining Room 3.46m x 4.25m	Located to the front of the property, Carpet flooring with double doors leading to living room.
Office / Playroom: 2.60m x 4.06m	Laminate wood flooring with separate access from the front.
Landing 3.14m x 3.85m	Carpet flooring
Family bathroom 1.87m x 1.96m	WC, WHB, walk in shower and bath with shower attachment. Vinyl flooring and tiled bath and sink area
Master Bedroom: 3.40m x 3.43m	Located to the front of the property, this large double bedroom has built in wardrobes and carpet flooring.
Bedroom 2: 3.14m x 3.06m	Double bedroom located to front of property with carpet flooring and built in wardrobes and shelved storage.
Bedroom 3: 3.40m x 4.39m	Double bedroom located to rear of property with carpet flooring and built in wardrobes.
Bedroom 4: 2.08m x 2.86m	Single room located to the side of the property

FEATURES

- Adjacent to Skerries Rugby club and Holmpatrick beach
- Large southeast facing rear garden
- GFCH heating & double-glazed windows.
- Off street parking to the front.
- Located close to schools, shopping centers, train station and local amenities.
- Easy access to M1, M50, of Dublin Airport and Dublin City Centre

IMAGES





PRICE

AMV €595,000

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 it's highest potential.

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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.

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