

For Sale

By Private Treaty

Guide Price

€480,000

grimes[®]



3 Bedroom Semi-detached home – c.96m² / 1,033 ft²

FOR SALE BY PRIVATE TREATY

33 The Park
Skerries Rock
Co. Dublin
K34 Y312

PSRA No. 001417

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DESCRIPTION

Grimes are thrilled to launch to the market 33 The Park in Skerries Rock. Skerries Rock is a mature development in a superb sought after location offering easy access to local amenities. Behind the attractive red brick façade lies a beautifully presented home with accommodation briefly comprising of entrance hall, Living room, Kitchen/Dining area, Guest WC, 3 spacious bedrooms (Master en-suite) and family bathroom.

Outside to the front a driveway provides off street parking, to the rear the large West facing rear garden offers an ideal space to dine al fresco in the warmer months.

Skerries is a beautiful coastal town almost surrounded by the sea. It offers a host of amenities to include shops, boutiques, schools, cafes, restaurants, bars and leisure facilities. Local sports clubs include golf, sailing, rugby, football, GAA, hockey & tennis. There are beautiful beaches with coastal walks and Ardgillan Castle & gardens are just a short drive away with a fantastic playground.

There are excellent transport links with Skerries Train Station less than 10 minutes' walk from the property, the no. 33 Dublin Bus runs frequent services to the city centre and the M50, M1 and Dublin Airport are all within easy reach.

ACCOMMODATION

Entrance Hallway: 1.78m x 4.72m	Bright welcoming entrance hallway with wooden floor and under stair Wc & Whb
Living room 3.34m x 5.23m	Spacious living room to front of property with feature fireplace. Double doors lead to the kitchen/diningroom
Kitchen / Dining area 2.27m x 6.16m / 2.95m x 3.39m	Fitted kitchen with integrated appliances and wood effect laminate flooring adjoining an open plan dining area with french doors accessing the rear garden
Landing: 3.14m x 2.53m	Access from landing to all three bedrooms, family bathroom, hotpress & attic
Family bathroom: 1.98m x 1.73m	WC, vanity unit and bath with shower attachment. Fully tiled floor to ceiling
Bedroom 1: 3.61m x 3.70m	Located to the front of the property, this large double bedroom has built in wardrobes and an en-suite
En-Suite: 1.51m x 1.73m	With WC, WHB and shower. Tiled floor to ceiling
Bedroom 2: 3.04m x 3.01m	Located to rear of property with carpet and fitted sliderobes
Bedroom 3: 2.07m x 3.73m	Located to rear of property with carpet and fitted wardrobe

FEATURES

- GFCH heating & double-glazed windows
 - Off street parking to the front
 - Large West facing rear garden
 - Beautifully presented three-bedroom home
 - Excellent location within a well-established and highly sought after development.
 - Easy walking distance to Skerries train station
 - Positioned just a stones throw from the North beach
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IMAGES





PRICE

AMV €480,000

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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