

For Sale

By Private Treaty

AMV

€430,000

grimes^g



3 Bedroom Semi Detached Home - c.85m² / 914ft²

FOR SALE BY PRIVATE TREATY

15 The Avenue,
Orlynn Park,
Lusk,
Co Dublin
K45 CC03



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to present to the market No. 15 The Avenue, Orlynn Park. This light filled three bedroom semi-detached property is located in a mature cul de sac location within walking distance to all local amenities of Lusk Village. Internally the well-appointed accommodation comprises; entrance hallway with guest wc, a living room and an open plan kitchen/dining room on the ground floor. Upstairs there are three generous bedrooms all with built in storage. A large bathroom completing the accommodation. Outside the front garden is laid in lawn and has a driveway for off street parking. Side pedestrian access leads to the rear garden. The private rear garden has a large patio and raised grass area.

This property is conveniently located within easy walking distance from both Lusk shopping center and the main street in Lusk where all local amenities & services are available. Lusk Village hosts a range of amenities including shops, schools and a range of community & sports clubs to include Soccer, GAA and an Athletics club. Lusk is a small and beautiful village situated convenient to Skerries and Rush and is within easy commuting distance to Dublin Airport, M1 / M50 Motorways & Dublin City Centre.

ACCOMMODATION

Entrance Hall: 1.68m x 5.01m	Bright and welcoming entrance with laminate flooring
Guest WC: 0.83m X 1.56m	WC, WHB
Living Room: 3.30m x 4.71m	Living room located to front of property. Feature Fireplace with in built shelving units and space for tv
Kitchen / Dining Room: 3.30m x 6.27m	Bright Kitchen with cream units, plumbed for dishwasher and washing machine. Ample dining space with french doors leading to the rear garden.
Family bathroom: 1.90m x 2.62m	WC, walk in electric shower, bath, whb & window. Tiled flooring and surrounds.
Master Bedroom: 2.92m x 3.52m	Large double bedroom with wood laminate flooring and built in wardrobes.
Bedroom 2: 3.08m x 3.22m	Double room with wood laminate flooring and built in wardrobes
Bedroom 3: 2.05m x 2.70m	Double Bedroom with wood laminate flooring and built in wardrobe

FEATURES

- Oil Fired Central Heating
- Off Street Parking
- B3 Rating
- Mature Cul de Sac Location
- Bright and Spacious throughout
- Primary & Secondary schools nearby
- Located within walking distance of local schools, supermarkets, beach and local amenities
- Easy access to M1, M50 motorways & Dublin Airport

IMAGES





PRICE

AMV €430,000

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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CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (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 2026.

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.

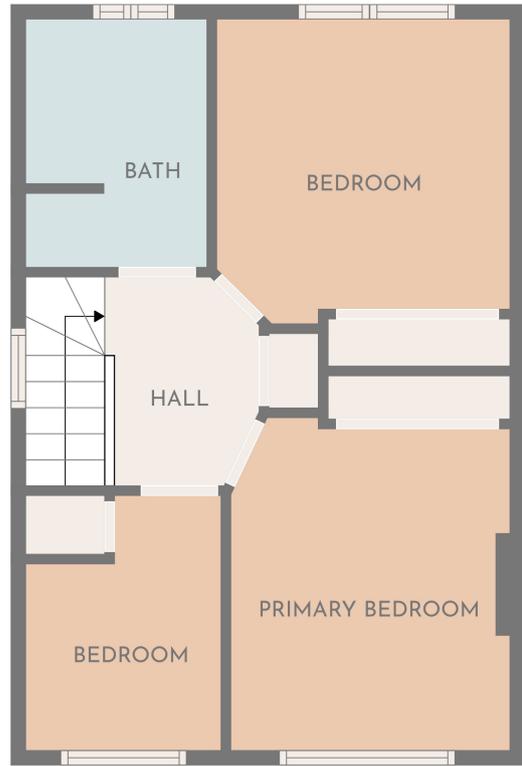
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FLOOR 1



FLOOR 2

