

For Sale

By Private Treaty

Guide Price

€250,000

grimes^g



2 Bed Terraced House – c 70m² / 753 ft²

FOR SALE BY PRIVATE TREATY

74 Hampton Green

Balbriggan

Co. Dublin

K32 AR29

BER C1



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring this lovely two-bedroom property to the market. No. 74 is perfectly located within a sought-after development offering easy access to Balbriggan town center and the beach. The property benefits from a driveway to the front offering off street parking and a private east facing garden to the rear.

Balbriggan is a coastal town with a host of amenities and offers excellent commuter links to the city center which is c37km away. There are rail and bus links to the city center and easy access to the M1 via the Naul/Balbriggan Road. Balbriggan town has multiple choice of schools both primary and secondary, shopping centers, restaurants, and local sports clubs to include golf, rugby, cricket, GAA, soccer, gymnastics, and athletics.

Balbriggan is currently seeing the start of extensive revitalization with extensive funding currently being expended to revitalise the town Center, harbour and surrounding amenities. Please visit <https://balbriggan.ie> for more information.

ACCOMMODATION

Entrance Hallway 1.78m x 4.61m	Bright entrance hallway with wooden laminate floor.
Living room 3.99m x 4.02m	Spacious living room to the rear of property with wooden laminate floors and a feature fireplace.
Kitchen / Dining area 4.98m x 4.61m	Kitchen is positioned to the front of the property overlooking the green area.
Landing 1.97m x 2.55m	Access from landing to both double bedrooms and family bathroom.
Family bathroom 1.92m x 1.90m	WC, WHB and bath. Tiled floor and tiled splashback to bath area.
Bedroom 1: 3.99m x 3.30m	Located to the rear of the property, this large double bedroom has new carpet floors & built in wardrobes. There is a lovely view over the train line out to the sea.
Bedroom 2: 3.99m x 3.33m	Located to the front of property with new carpet floors and built in wardrobes overlooking the green area.

FEATURES

- Lovely two bedroom home
- Recently repainted and new carpet laid upstairs
- Gas fire central heating
- 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
- Private rear garden
- Overlooking large green space

IMAGES





PRICE

AMV €250,000

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

EBS d.a.c. is regulated by the Central Bank of Ireland.

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