

For Sale

By Private Treaty

AMV

€390,000

grimes^g



2 Bedroom Terrace Home – c.62 sqm / 667 sqft

FOR SALE BY PRIVATE TREATY

22 The Park
Balbriggan Street
Skerries
Co Dublin
K34 PH27

BER C2

 SOCIETY OF
**CHARTERED
SURVEYORS**
IRELAND

 **RICS** | the mark of
property
professionalism
worldwide

grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are pleased to present No. 22 The Park to the market. This attractive 2-bedroom terraced home is well maintained and offers bright, well-proportioned accommodation. The ground floor comprises an entrance hallway, living room, kitchen, and utility area. Upstairs, there are two spacious bedrooms with an additional room currently used as a walk-in closet. A family bathroom completes the accommodation. Externally, the property benefits from on-street parking for residents. The private rear garden enjoys a southwest-facing orientation and is finished in cobble for low maintenance, with a shed providing extra storage space.

The property is ideally situated close to a wide range of amenities, including excellent schools and sporting facilities. Skerries, often recognised as one of Ireland's tidiest towns, offers a vibrant community with an array of cafés, restaurants, and bars, many of which rank among the best in the country. A variety of sporting clubs—such as golf, sailing, rugby, football, GAA, and tennis—are all within easy walking distance, along with beautiful beaches and coastal walks. The area is well serviced by public transport, including Skerries Train Station and the No. 33 Dublin Bus route.

ACCOMMODATION

Entrance Hallway: 1.79m x 2.48m	The entrance hallway has wood effect flooring and there is access to under stairs storage.
Living Room: 3.43m x 3.34m Dining Area: 3.43m x 1.48m	The spacious living room is flooded with natural light and has direct access to the rear garden. A feature fire place creates a focal point. Wood effect flooring.
Kitchen: 2.65m x 2.23m	Beautiful shaker style kitchen with tiled surround and open to the utility area. Sliding doors directly to the rear garden.
Utility Room: 2.23m x 1.53m	Additional storage and plumbing for washing machine etc.

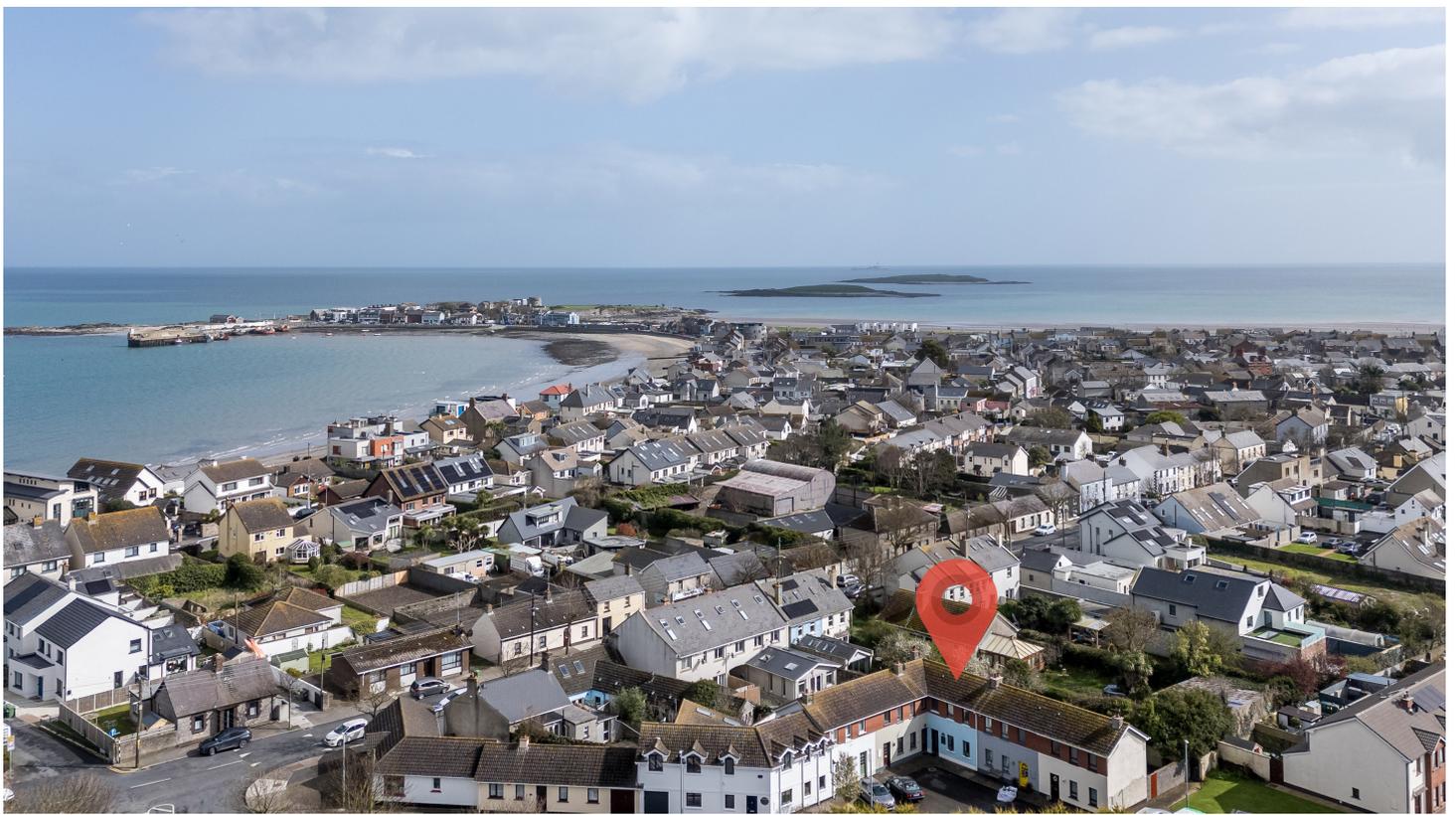
Master Bedroom: 4.09m x 2.59	Spacious double bedroom located to the front of the property with wood effect flooring.
Bedroom Two: 4.09m x 2.11m	Double room located to the rear of the property. Wood effect flooring.
Walk in Closet: 2.00m x 0.83m	Additional storage, Wood effect flooring.
Bathroom: 1.81m x 1.46m	Fitted with wc, whb and shower. Direct access to the hot press.

FEATURES

- Two-bedroom home presented in beautiful condition
- Dual Fuel Stove in living room
- Electrical heating
- C2 BER Rating
- Private southwest rear garden
- Resident on street parking
- Ideally located within walking distance of schools, shopping centers, train station and local amenities
- Easy access to M1, M50, of Dublin Airport and Dublin City Centre

IMAGES





PRICE

AMV €390,000

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.

99 Strand Street, Skerries, Co Dublin, K34 R278

T: 01-8490129

M: 086-0493117

E: louise@grimes.ie

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.

E: alacogue.daly@mail.ebs.ie

E: robert.grimes@mail.ebs.ie

T: (01) 9637300



1st Floor



2nd Floor



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.