

# For Sale

By Private Treaty

Asking Price

## €390,000

# grimes<sup>g</sup>



## 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**

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## DESCRIPTION

Grimes are delighted 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 southeast-facing orientation and is finished in cobble for low maintenance, with a shed providing extra storage space.

The property is ideally situated in the heart of Skerries 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. 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 new laminate wood flooring with access to under stairs storage.
Living Room / Dining area: 3.43m x 3.34m 3.43m x 1.48m	The living room has been recently refurbished, featuring new laminate flooring, a dual-fuel stove, and a modern paint finish. It also offers a large front-facing window and double doors leading to the rear garden.
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 laminate wooden flooring.
Bedroom Two: 4.09m x 2.11m	Double bedroom located to the rear of the property with laminate wooden flooring.
Walk in Closet: 2.00m x 0.83m	Additional storage space
Bathroom: 1.81m x 1.46m	Newly fitted bathroom with wc, whb and shower.

## FEATURES

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- Two-bedroom home presented in beautiful condition
- Dual Fuel Stove in living room
- Total utility costs are limited to electricity, averaging approx. €100/month
- C2 BER Rating
- Private southeast rear garden
- Resident on street parking
- Ideally located within easy walking distance of the beach, schools, shopping centers, train station and local amenities
- Easy access to M1, M50, of Dublin Airport and Dublin City Centre

## IMAGES

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## PRICE

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Asking price €390,000

## VIEWING

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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?

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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 3.2% (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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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.