

# For Sale

By Private Treaty

AMV

## €455,000

# grimes<sup>®</sup>



## 3 Bedroom Semi Detached Home - c.101m<sup>2</sup> / 1087ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

37 Dun Emer Drive,  
Lusk,  
Co Dublin  
K45 X409

**BER C2**



**grimes.ie**  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to present to the market No. 37 Dun Emer Drive, Lusk. Situated at the end of a quiet cul-de-sac, No. 37 Dun Emer Drive is a well-presented three bedroom semi-detached family home offering bright, well-proportioned accommodation in a mature and highly sought-after residential development. Internally, the property is thoughtfully laid out with a welcoming entrance hall, spacious living room, and an open, functional kitchen/dining area that overlooks the rear garden. Upstairs, there are three generous bedrooms and a family bathroom. To the rear, the property benefits from a private garden featuring a detached garden room, currently used as a versatile additional space. This room is ideal for a home office, gym or studio offering excellent flexibility to suit modern living needs. The front garden has a driveway for off street parking and side pedestrian access leads to the rear garden.

Lusk is a thriving village offering a wide range of local amenities, including shops, cafés, schools, and childcare facilities, all within easy reach. The area is well served by primary and secondary schools, making it a popular choice for families. 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.

## ACCOMMODATION

Entrance Hallway 1.82m x 1.77m	Brighy hallway with wood effect flooring and access to the guest wc
Guest WC 1.63m x 1.17m	Tiled floor to ceiling with wc and whb
Living room 4.90m x 3.19m	Stylish living room located to the front with wood effect flooring and built in fire unit.
Kitchen / Dining Room 8.73m x 2.67m Sun Room: 1.96m x 2.51m	Beautiful fitted shaker style kitchen with tiled floor and surround. Located at the rear of the property with access through the sun room to the rear garden.
Landing 3.17m x 1.77m	With carpet flooring, window and access to 3 bedrooms, attic and bathroom
Family bathroom 2.30m x 1.77m	Tiled floor to ceiling with wc, whb and bath with shower.
Master Bedroom: 4.89m x 3.19m	Positioned to front of property with bay window, fitted wardrobes and wood effect flooring. Access to the ensuite.
En-Suite: 1.94m x 1.57m	Tiled floor to ceiling with wc, whb and stand in shower.
Bedroom 2: 4.16m x 3.19m	Double bedroom with built in wardrobes and wood effect flooring, located to the rear of the property
Bedroom 3: 2.69m x 2.05m	Single room with wood effect flooring located to the front of the property



## FEATURES

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- Gas Fired Central Heating
  - Located at the end of a quiet cul de sac
  - Detached garden room ideal for a home office, gym or studio
  - Off Street Parking
  - C2 Rating
  - Primary & Secondary schools nearby
  - Walking distance to Lusk Village and local amenities
  - Easy access to the M1, Dublin Airport and surrounding coastal towns
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## IMAGES





## PRICE

AMV €455,000

## 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](mailto:louise@grimes.ie)

**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 (e.g. €300k = €3k)

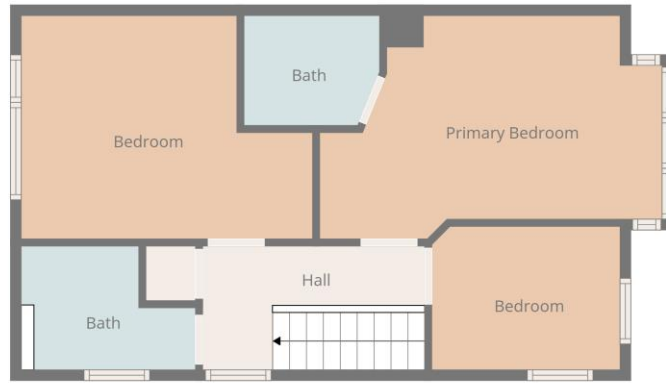


EBS d.a.c. is regulated by the Central Bank of Ireland.

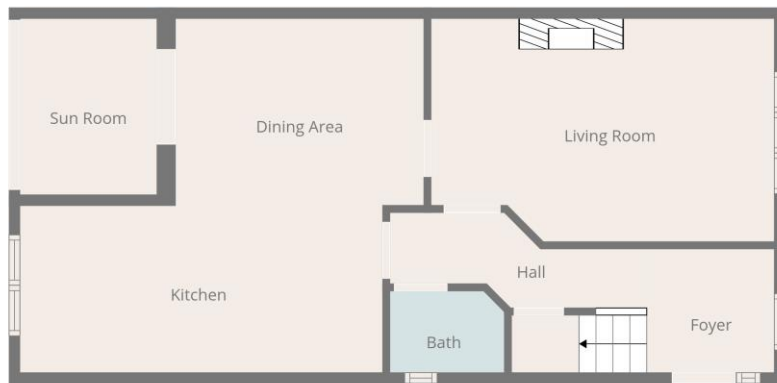
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2nd Floor



1st Floor



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