

REA

GRIMES



4 Bed Detached Home – 120.1m² / 1292.8ft²
AMV €430,000

FOR SALE BY PRIVATE TREATY

1 Raheny Close,
Lusk
Co Dublin
K45 AN88

PSRA No. 001417



EBS



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CALL NOW ON (01) 8490129

DESCRIPTION

REA Grimes are delighted to present to the market No 1 Raheny Close, this ideally positioned four bedroom detached home presents to the market in excellent condition. Internally the light filled accommodation comprises; entrance hallway with guest wc and utility room. There is a dual aspect kitchen/dining room that opens directly to the rear garden. Two additional reception rooms are located off the hallway, the larger of the two rooms is located at the end of the hallway and features a fireplace with stove, this room also opens to the rear garden. Upstairs there are four generous bedrooms all with built in wardrobes. The main bedroom features an en-suite, and a bathroom completes the accommodation.

Outside the front of the property is bordered with well stocked flower beds and there is pedestrian access to the rear. The original parking bay has been incorporated into the rear garden and is accessed via a recently installed Alu-Clad electric gate. The low maintenance rear garden enjoys a southwest orientation and is laid in sandstone and offers an ideal place for outdoor dining. A garden shed caters for additional storage.

No 1 Raheny Close is located within walking distance of Lusk Village and the new development at Lusk Village Quarter, this development will offer the local community new open spaces and retail facilities. Lusk Village also hosts a range of amenities including, shops, four National Schools & a range of community & sports clubs including Soccer, GAA and an Athletics club to name a few. 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 & the City Centre.

ACCOMMODATION

Entrance Hall: 2.17m x 5.19m	The warm and inviting entrance hallway is finished with walnut flooring. There is access to the two reception rooms and to the guest wc and utility room. A press under the stairs caters for storage.
Kitchen/Dining Room: 2.98m x 4.53m	The kitchen/dining room is located to the front of the property and is fitted with a range of wall and floor units, there is an oven, hob, extractor fan and integrated dishwasher. Sliding doors allow direct access to the rear garden. Tiled flooring.
Utility Room/Guest WC: 1.42m x 3.18m	This space is fitted with wc and whb and has plumbing for a washing machine and dryer. Tiled flooring.
Reception Room One: 2.87m x 4.54m	Located to the front of the property this versatile space offers a variety of uses from a formal dining room, additional family/playroom or could also be an ideal space for a large home office/study. Wooden Flooring
Reception Room Two: 3.96m x 4.75m	Located to the rear of the property this large space is flooded with natural light with the aid of a side window and sliding doors. A feature fireplace creates a real focal point and is fitted with a stove. This room opens directly to the rear garden. Wooden Flooring.

Bedroom One: 2.94m x 4.98m	This large double bedroom features two windows, built in wardrobes and has access to an en-suite. Laminate flooring.
En-Suite: 1.92m x 2.05m	The en-suite is fitted with wc, whb and walk in shower with tiled surround.
Bedroom Two: 2.44m x 3.95m	Bright and spacious double bedroom with built in wardrobes and laminate flooring.
Bedroom Three: 2.87m x 3.58m	Bright and spacious double bedroom with built in wardrobes and laminate flooring.
Bedroom Four: 1.98m x 3.95m	Light filled single bedroom with laminate flooring and built-in wardrobes.
Bathroom: 1.77 x 2.65m	The bathroom is fitted with wc, whb and bath with overhead shower and tiled surround. Tiled flooring.

FEATURES

- GFCH Heating
 - Gated off street parking
 - Low maintenance southwest facing rear garden
 - Bright and spacious interior
 - Two Reception Rooms
 - Four generous bedrooms
 - Bright and spacious interior Double glazed windows throughout
 - Ideally located within easy reach of all local amenities and recreational facilities Lusk has to offer
 - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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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 REA 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're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2022 and 31 of December 2022.

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.

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.



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