

# For Sale

By Private Treaty

AMV

## €490,000

# grimes<sup>®</sup>



## 3 Bedroom Duplex home – c.115m<sup>2</sup> / 1,237 ft<sup>2</sup>

**FOR SALE BY PRIVATE TREATY**

20 Turnstone  
Barnageeragh Cove  
Skerries  
Co Dublin  
K34 YX56

**BER A2**



**grimes.ie**

PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to bring to the market No. 20 Turnstone in Barnageeragh Cove. No. 20 is a three-bedroom duplex apartment presented in pristine condition throughout. This contemporary duplex apartment has been lovingly maintained throughout. Although it is a duplex, there is no property situated beneath it, offering added privacy and a more house-like feel. Coastal walks and beach access are major attractions for residents in Barnageeragh Cove, especially those who enjoy nature, water activities, or just peaceful scenic surroundings.

Internally the accommodation comprises of an entrance hallway with guest wc, cloak room, living room with a large double balcony to the front of property, kitchen with balcony access to rear of property, 3 double bedrooms with master ensuite and a family bathroom. The property also benefits from additional storage space neatly tucked away under the stairs. There are two car parking spaces included, one on the surface and one in the underground car park.

20 Turnstone is positioned just a few minutes' walk from Barnageeragh beach and within easy walking distance of Skerries town center. Skerries is a vibrant seaside town with excellent restaurants, cafes and local shops. It is well serviced with regular train and bus links to the city center and is only a short drive to Dublin Airport and the M1 & M50 motorways.

## ACCOMMODATION



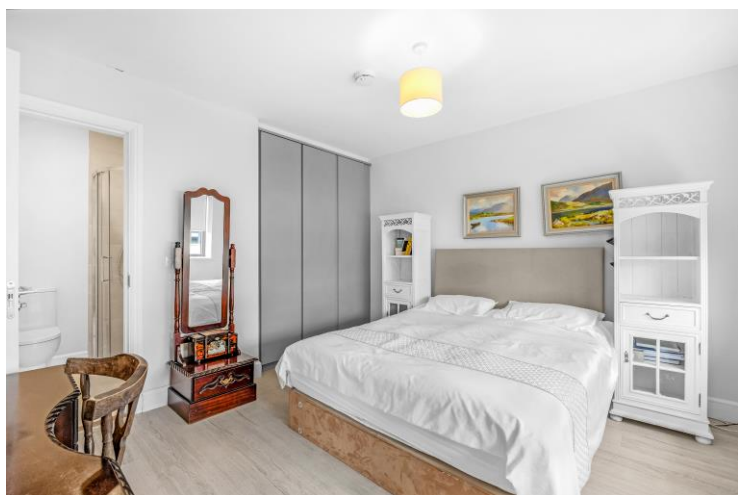
**TOTAL: 115 m<sup>2</sup>**  
FLOOR 1: 56 m<sup>2</sup>, FLOOR 2: 59 m<sup>2</sup>  
EXCLUDED AREAS: BALCONY: 11 m<sup>2</sup>

## FEATURES

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- BER 'A' Rating
  - Air to Water Heat Pump Central Heating System
  - 2 Designated Car parking spaces (one underground & one to front of property)
  - Pristine condition throughout
  - Attic Stairs
  - 2 Spacious private balconies, one to front and one to rear – Seaview from front balcony
  - Management fee of €1,316 pa that includes House insurance (not contents) & bin collection
  - Excellent range of schools and sports clubs close by
  - Walking distance to Skerries North Beach, South Beach and Harbour
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## IMAGES







## PRICE

AMV €490,000

## 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

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**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 3.55% (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 2025.

**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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