

For Sale

By Private Treaty

Guide Price

€450,000

grimes[®]



2 Bedroom First Floor Apartment c.94sqm/1011 sqft

FOR SALE BY PRIVATE TREATY

Apt 36 The Kittiwake,
Barnageeragh Cove
Skerries
Co Dublin
K34 AE76



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring Apt 36 The Kittiwake to the market. No36 is a beautiful, spacious first floor apartment offering unobstructed sea views, on a clear day you can see the Mourne Mountains to the North and Rockabill Island and lighthouse to the South. No 36 has the added advantage of a second balcony to the rear of the apartment with a sunny West facing aspect. There is also designated parking included.

The apartment is spacious and well presented throughout with accommodation comprising of 2 bedrooms (master en-suite), main bathroom and open plan kitchen/living/diningroom with utility room.

There are a host of amenities close by including beaches, shops, harbour, restaurants, cafes, schools, and clubs.

Skerries is well serviced with regular train and bus links to the city center and only a short drive to Dublin Airport and the M1 & M50 motorways.

ACCOMMODATION

Entrance hallway 1.61 x 2.62	With wooden floor and access to all rooms.
Bedroom 1 6.96m x 2.84m	Spacious double bedroom with wooden floor, built in wardrobes and access to the South facing balcony.
En-suite 1.91 x 1.53	Fully tiled from floor to ceiling with corner shower, wall hung WC & WHB.
Bedroom 2 4.34 x 2.62	Double bedroom with wooden floor, built in wardrobes and access to South facing balcony.
Main Bathroom 1.85 x 1.89	With bath, WC and vanity unit. Fully tiled from floor to ceiling.
Kitchen Area 3.54 x 3.38	Tiled floor, fully fitted black gloss kitchen with stone countertops and splashback. Integrated appliances, oven and hob.
Living Area 6.29 x 4.08	With wooden flooring and direct sea views. Feature gas stove.
Dining Area 3.38 x 3.38	With wooden flooring and direct sea views.
Utility/Storage space 1.85 x 1.26	Plumbed for washing machine/dryer.
Balcony 1 7.77 x 2.36	To the front of the property accessible from the Living/Dining area offering stunning sea views.
Balcony 2 4.25 x 2.30	West facing to the rear of the apartment with access from both bedrooms.

FEATURES

- Beautiful uninterrupted sea views.
 - Two spacious balconies.
 - 2 designated car parking spaces, one surface and one basement.
 - Bright and airy accommodation throughout.
 - Well presented throughout.
 - Gas fired central heating.
 - Walking distance to Skerries North Beach, South Beach and Harbour.
 - Rental income of €1,460 pcm (2024).
 - Management Fee 2024-€1,919.80
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IMAGES





PRICE

Guide price €450,000

VIEWING

By appointment.
Dermot Grimes

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.

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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 3.55% (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 2024.

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)



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