

For Sale

By Private Treaty

AMV

€695,000

grimes^g



4 Bedroom Semi-detached Home – c. 131 sqm / 1,410 sqft

FOR SALE BY PRIVATE TREATY

11 Shenick Avenue
Skerries
Co Dublin
K34 VP78

BER D2

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DESCRIPTION

Grimes are delighted to introduce no. 11 Shenick Avenue to the market. Shenick is regarded as a quiet, mature, and desirable area where residents appreciate its friendly atmosphere, spacious homes and private gardens. No. 11 sits in an elevated position with views over Skerries Rugby Club, it's pitches out to Shenick Island and beautiful sea views.

Accommodation is spacious throughout and comprises of large welcoming entrance hallway, sitting room, dining room, kitchen, and guest wc, home office, 4 bedroom and family bathroom. There is a large garden to the rear with block built shed and off-street parking to the front.

Shenick is considered by many to be one of the most exclusive areas in Skerries and is within easy walking distance of all the excellent amenities that Skerries offers. The location is hard to beat for family living. There are a host of educational options on your doorstep. Residents are spoilt for choice with sports and leisure activities including golf, sailing, rugby, football, GAA, cricket, tennis and hockey. 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: 5.3m x 3.03m	Large spacious and bright entrance foyer with wood flooring
Living room: 8.31m x 3.01m	Dual aspect livingroom with feature fireplace and carpet flooring.
Dining Room: 4.50m x 3.03m	Located to the rear of the property with access to the kitchen and hallway. Sliding patio doors to the rear garden.
Kitchen: 3.23m x 2.33m	Located to the rear of the property with door to rear garden. Fitted kitchen.
Guest WC: 2.16m x 1.25m	With corner shower, wc and whb, tiled floor and shower area. Apex timber clad ceiling.
Office: 4.30m x 2.34m	To the side of the property with apex ceiling, skylight and wood flooring.
Landing: 3.31m x 0.96m	With access to all four bedrooms and family bathroom.
Master Bedroom: 4.19m x 3.01m	To the front of the property with fitted wardrobes.
Bedroom 2 4.02m x 3.00m	To the rear of the property with fitted wardrobes.
Bedroom 3 2.71m x 3.02m	To the front of the property with fitted wardrobes.
Bedroom 4 2.08m x 3.01m	To the rear of the property.
Family Bathroom 2.32m x 2.06m	With bath, WC, WHB and shower.

FEATURES

- Large four-bedroom home
 - Spacious accommodation throughout
 - Oil fired central heating
 - Close to the coastline for beautiful walks
 - Off street parking to the front.
 - Located within easy walking distance of schools, shopping centers, train station and local amenities.
 - Easy access to M1, M50, of Dublin Airport and Dublin City Centre
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IMAGES





PRICE

AMV €695,000

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.

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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 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)

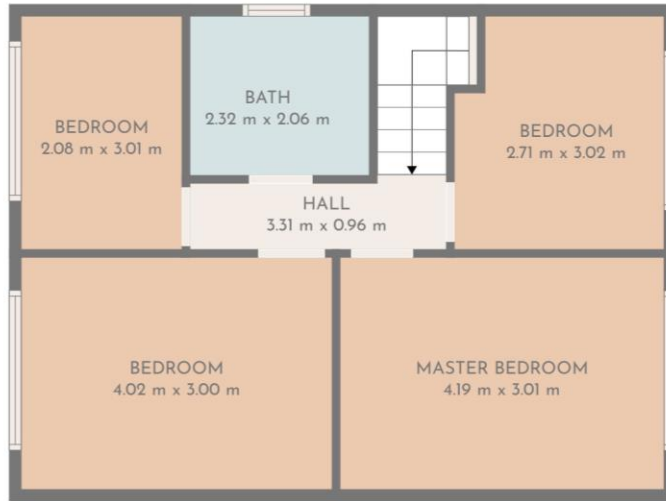


EBS d.a.c. is regulated by the Central Bank of Ireland.

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FLOOR 2



FLOOR 1

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.