

REA

GRIMES



3 Bed Semi Detached home - Refurbishment Opportunity
90 m² / 970 ft² AMV € 280,000

FOR SALE BY PRIVATE TREATY

4 Shalloch Hill Grove
Skerries,
Co Dublin
K34 AY23

PSRA No. 001417



DESCRIPTION

REA Grimes are delighted to present No. 4 Shalloch Hill Grove in Skerries to the market. No. 4 is in need of complete refurbishment and offers the buyer the opportunity to create a wonderful home. The dwelling has been vacant for 10 years but appears in sound structural order, it offers excellent value for money and is ideally suited to DIY enthusiasts and first time buyers alike.

Situated just a stones' throw from Skerries train station and within easy walking distance of all local amenities, this property offers the discerning buyer an address in one of the most sought after towns in Dublin. Shalloch Hill is within a short stroll of the excellent shopping facilities, cafes, bars and restaurants along with pleasant tranquil walks along the sea front in Skerries. There are several highly regarded schools and sports clubs within close proximity.

This house provides a blank canvas waiting to be brought to life ...

ACCOMMODATION

Ground Floor:

Entrance Hallway: 3.44m x 1.75m	Wooden flooring, Understair storage
Living Room: 4.20m x 3.70m	Bright & airy sitting room to front of property. Open fireplace
Kitchen / Dining: 3.87m x 3.81m	Spacious kitchen with dining area located the width of the rear of the property with large window and access to private west facing garden
Downstairs WC: 1.19m x 1.81m	Tiled flooring & wet areas, storage press, wc, whb, window for ventilation

Upstairs:

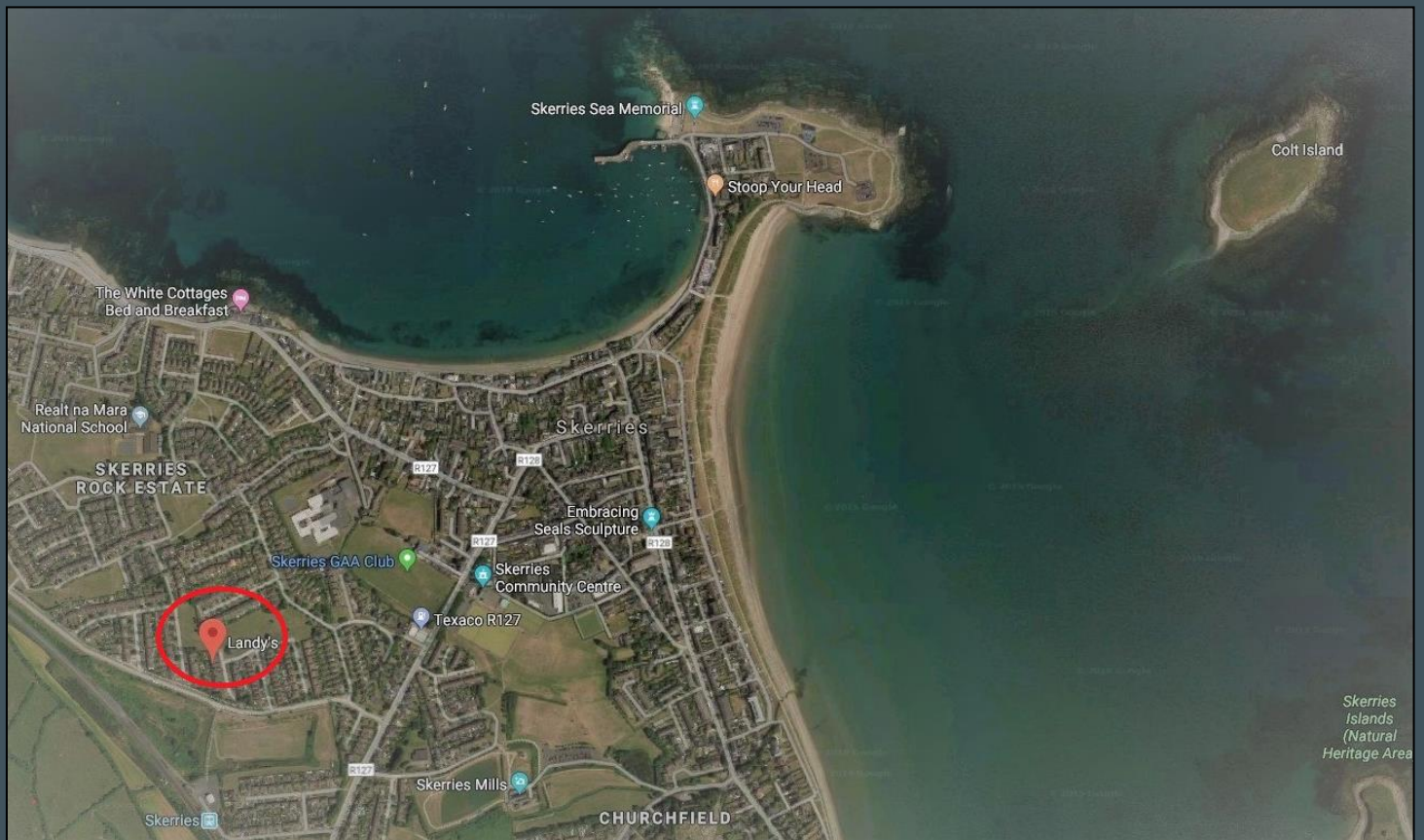
Landing: 3.17m x 3.75m	Access to hot press & attic
Master Bedroom 1: 3.15m x 4.40m	Double bedroom located to the rear of the property with built in wardrobes
Bedroom 2: 3.70m x 3.55m	Double bedroom located to the front of the property with built in wardrobes
Bedroom 3: 2.41m x 2.73m	Large single bedroom located to the front of the property
Main Bathroom: 2.35m x 1.60m	Whb, Wc
Attic:	Generous attic running length & width of house

FEATURES

- Refurbishment opportunity
 - Spacious three bed home
 - New double-glazed windows to front of house 2015
 - GFCH heating (new boiler inserted 2015)
 - Off street parking & private front garden
 - West facing rear garden
 - Adjacent to a large green open area
 - Stones throw from Skerries Train Station & bus stop
 - Excellent school and sports facilities within easy walking distance
 - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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IMAGES





PRICE

AMV € 280,000.00

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

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 2019 and 31 of December 2019.

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.



99 Strand Street, Skerries, Co Dublin

T: (01) 8490129
M. 087-6478049
E: @reagrimes.ie

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

E: alacoque.daly@mail.ebs.ie
E: robert.grimes@mail.ebs.ie
T: (01) 8490129



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