

For Sale

By Private Treaty

AMV

€490,000

grimes[®]



3 Bedroom Duplex home – c.122m² / 1,318 ft²

FOR SALE BY PRIVATE TREATY

16 Turnstone
Barnageeragh Cove
Skerries
Co Dublin
K34 K832

BER A2



grimes.ie

PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring to the market No. 16 Turnstone in Barnageeragh Cove. No. 16 is a fabulous three-bedroom duplex apartment presented in showhouse condition throughout. The accommodation comprises of an entrance hallway with guest wc, cloak room, living room with balcony access to front of property, kitchen with balcony access to rear of property, 3 large double bedrooms with master ensuite and a family bathroom. No. 16 benefits from flowing living spaces and exceptional standard of design, build and detailing with large floor to ceiling windows maximising natural light.

Skerries offers an exceptional environment for family life with an excellent array of amenities, activities and clubs on offer. 16 Turnstone is located just a stone's throw from Barnageeragh beach and within walking distance of Skerries town centre. Skerries has a strong sense of community, there are excellent restaurants, schools, bars, cafes and local shops. The Skerries Point Shopping Centre, Skerries Train Station and the Educate Together School are particularly close to Barnageeragh Cove as are the amenities and playgrounds of Ardgillan Castle. Skerries is serviced by a regular commuter train and a number of public bus services. It is within close proximity of the M50 and M1 motorways and Dublin Airport.

ACCOMMODATION

Entrance Hallway: 1.84m x 4.78m	Bright entrance with tiled flooring
Living room: 4.12m x 5.09m	Located to the front of the property, wood laminate flooring with access to balcony
Balcony: 2.47m x 2.02m	Balcony off living room area. Wood flooring
Kitchen / Dining Room: 3.50m x 6.13m	Beautiful contemporary kitchen by BeSpace with optimum storage solutions. Tiled flooring
Balcony: 3.88m x 1.42m	Balcony off kitchen area, Tiled flooring
Bathroom: 2.41m x 2.40m	Wc, whb, window for ventilation. Tiled flooring
Master Bedroom: 3.51m x 3.38m	Double bedroom with fitted wardrobes located to the rear of the property, carpet flooring
En-Suite: 1.69m x 1.46m	Wc, Whb, walk in shower. Tiled surrounds
Bedroom 2: 2.53m x 4.57m	Double bedroom with fitted wardrobes located to the front of the property, carpet flooring
Bedroom 3: 2.79m x 3.99m	Double bedroom with fitted wardrobes located to the front of the property, carpet flooring
Main Bathroom: 1.72m x 2.09	Wc, whb, bath with shower attachment, Tiled surrounds

FEATURES

- Air to Water Heat Pump Central Heating System
 - BER 'A' Rating
 - Showhouse condition throughout
 - 2 Designated Car parking spaces (one underground & one to front of property)
 - 2 Spacious private balconies to front and rear
 - Management fee of €1,300 pa that includes House insurance (not contents) & bin collection
 - Walking distance to Skerries North Beach, South Beach and Harbour
 - Excellent choice of schools and sports clubs close by
 - Skerries is well serviced by public transport and is on the main Dublin-Belfast train line. It is an easy commute to the M1, M50, Dublin Airport and city centre.
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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.

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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)

The EBS logo consists of the letters 'EBS' in a white, bold, serif font, centered within a solid red square.

EBS d.a.c. is regulated by the Central Bank of Ireland.
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FLOOR 1



FLOOR 2

