

For Sale

By Private Treaty

AMV

€785,000

grimes<sup>®</sup>



Investment Opportunity/Large Family Detached Home – c. 156.4 m<sup>2</sup> / 1683 sqft

FOR SALE BY PRIVATE TREATY

“Iona”  
South Strand,  
Skerries,  
Co. Dublin  
K34 KA00



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

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Grimes are delighted to bring Iona, South Strand to the market. This property offers purchasers an exciting opportunity to purchase a mid renovation home. A mid renovation home like this allows you to put your personal stamp on layout, interiors and finishes without having to go through the initial stages. The property has been stripped back and first fix (for the majority) has been completed. Proposed layout includes open plan kitchen/dining/living space, 4 bedrooms, 2 bathrooms and 2 further reception rooms. To the front of the property there is extensive garden space again offering scope to design a beautiful outdoor area and to incorporate off street parking. The granted planning permission also includes an impressive 18.3sqm first floor terrace to the front of the existing dwelling.

Skerries South Strand is located on the waters edge so the purchaser will wake up to sea views every morning. The South Strand is a peaceful location yet just a short stroll to the bustling Harbour, artisan cafes, seafood restaurants, pubs and boutique shops.

Skerries offers the perfect balance of community and convenience with a host of clubs and sports facilities within a short stroll. Ideally located on the train and bus line, Skerries offers commuters easy access to the city centre, Dublin Airport and the M1/M50 are just a short drive away.

## FEATURES

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- Outstanding location on Skerries South Strand.
- Stunning Sea views throughout the property.
- Excellent opportunity to finish the property to suit your personal requirements and taste.
- Off street car parking.
- First floor, open plan living accommodation offering panoramic sea and Island views.
- Located in a tranquil location in the heart of Skerries.
- Excellent choice of both primary and secondary schools in the area.
- Ideally located close to sports clubs and recreational facilities.
- Easy access to the M1, M50, Dublin Airport and Dublin City Centre
- Seaside home with stunning views and beach access directly opposite the entrance.
- Properties offering this scope rarely come to the market in this highly sought after location
- Please refer to **planning application reference F24A/0893E** for further information.
- Full planning granted for refurbishment and the construction of a 18.3 sqm first floor terrace to the front of the dwelling to take full advantage of the sea and island views.



FLOOR 1



FLOOR 2

Please note plans are indicative only due to current stage of construction.

## ACCOMMODATION (PROPOSED & INDICATIVE)

<b>Ground Floor</b>	
Entrance Foyer 1.95m x 1.96m	
Hallway: 3.4m x 1.96m	To the front of the property
Family Room: 3.93m x 4.39m	To the front of the property.
TV Room: 2.74m x 5.69m	To the front of the property.
Bedroom 2: 11.4 sqm	
Bedroom 3: 8.6 sqm	
Bedroom 4: 7.5 sqm	
Bathroom: 2.70m x 1.68m	
<b>First Floor</b>	
Kitchen/Living/Dining: 36sqm	Located on the first floor to the front of the property offering panoramic sea and island views.
Bathroom: 3.85m x 1.80m	
Master Bedroom: 3.92m x 3.79m	Also to the front of the property offering panoramic sea and island views.

PHOTOS

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## PRICE

AMV €785,000

## 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)



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

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