

For Sale

By Private Treaty

AMV

€505,000

grimes<sup>g</sup>



3 Bed Semi Detached Home – 109m<sup>2</sup> / 1173sqft

FOR SALE BY PRIVATE TREATY  
54 Kellys Bay Promenade  
Skerries  
Co Dublin  
K34 VK46

**BER** C3



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to present No. 54 Kelly's Bay Promenade to the market. Ideally positioned in a mature cul de sac overlooking a large green area and a short walk to Barnageeragh beach, this three-bedroom semi-detached home offers bright and spacious accommodation. Internally the interior comprises; entrance hallway with guest WC, there are two interconnecting reception rooms and a kitchen/dining room. The living room is located to the front of the property, a bay window frames a view over the front garden and large green area. The dining room offers an ideal space to entertain and double doors open to the rear garden. The kitchen is fitted with wall and floor units and offers an ample dining space. Upstairs there are three generous light filled bedrooms, the main bedroom has an en-suite, and a modern bathroom completes the accommodation.

Skerries is a vibrant coastal town almost surrounded by the sea. It offers a host of amenities to include shops, boutiques, schools, cafes, restaurants, bars and leisure facilities. Local sports clubs include golf, sailing, rugby, football, GAA, hockey & tennis. There are beautiful beaches with coastal walks and Ardgillan Castle & gardens are just a short drive away with a fantastic playground. There are excellent transport links to the city centre and the M50, M1 and Dublin Airport are all within easy reach.

## ACCOMMODATION

Entrance Hallway: 2.01m x 5.49m	Bright hallway with tiled flooring
Living room: 3.87m x 5.49m	Light filled sitting room with wood laminate flooring and Feature fireplace. Double doors leading to the dining area.
Dining Room: 2.86m x 3.63m	Located to the rear of the property with wood laminate flooring. Access to the kitchen and to the rear garden.
Kitchen / Dining: 2.71m x 2.62m 3.03m x 3.62	Shaker style kitchen with tiled flooring and splashback.
Guest WC / Utility: 1.43m X 2.37m	Wc, whb, tiled flooring. Plumbed for washing machine etc
Master Bedroom: 3.61m x 3.63m	Double room with carpet flooring and built in wardrobes.
En-Suite: 2.28m x 1.44m	Wc, whb amd walk in shower. Vinyl flooring with tiled walls.
Bedroom 2: 3.18m x 3.70m	Double room located to the front of the property with carpet flooring
Bedroom 3: 2.71m x 2.73m	Single room wth carpet flooring and built in wardrobes.
Family Bathroom: 2.28m x 2.09m	Wc, whb, bath. Tiled flooring and bath surround

## FEATURES

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- Positioned in quiet cul de sac in a sought-after development
- Minutes' walk from Barnageeragh Beach
- GFCH
- Off street parking to the front
- Excellent school and sports facilities
- Walking distance to the vibrant town centre of Skerries with a range of restaurants, bars, shops and beautiful coastal walks
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

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## IMAGES





## PRICE

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AMV €505,000

## VIEWING

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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?

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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 2026.

**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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**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.