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grimes<sup>®</sup>



3 Bedroom Semi Detached Home – c. 101m<sup>2</sup> / 1,087ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

68 Rosepark,  
Balrothery,  
Co. Dublin  
K32 XT21

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## DESCRIPTION

Grimes are delighted to bring No 68 Rosepark to the market. No 68 Rosepark is perfectly positioned overlooking a green area to the front and benefits from a mature garden to the rear. Rosepark is especially well-suited to anyone valuing balanced living offering serene village charm, active community life, and strong connectivity to Dublin and surrounding towns.

Accommodation briefly comprises of entrance hallway, living room, open plan kitchen/living/diningroom and guest WC. There are three bedrooms on the first floor (master ensuite) and a family bathroom.

Rosepark grants quick access to Dublin Airport, the M1 motorway, and nearby towns like Balbriggan and Skerries. There are a wide range of sports clubs nearby including cricket, tennis, golf, football, GAA, rugby, and more, plus facilities like Glebe Park's Knight-themed playground and multi-use games area. Local amenities include shops, pub, cafes, pharmacies and Balrothery National School all within walking distance.

There are several primary and secondary schools and a host of amenities on offer in nearby Balbriggan and Skerries which also offer coastal walks and rail links to Dublin city centre.

Ardgillan Castle with its extensive grounds, play area and cafe is located less than 3km from the property.

## ACCOMMODATION

Entrance Hallway: 1.73m x 5.43m	Bright welcoming entrance hallway with tiled floor.
Living room: 3.36m x 6.24m	Positioned to the front of the property, with wood flooring and feature fireplace. Bay window to the front.
Kitchen/Dining Room: 3.40m x 5.18m Breakfast/Living Area 2.28 x 2.75m	Stylish shaker kitchen units, tiled floor and counter splashback. Spacious dining area with wooden floor opening to additional breakfast area with feature apex ceiling and skylight windows.
Guest WC: 1.61 m x 0.74m	Understair WC & WHB.
Landing: 1.86m x 2.83m	Offering access to the three bedrooms and family bathroom.
Family bathroom: 1.63m x 2.04m	WC, Whb and bath with shower attachment, tiled floor & walls.
Master Bedroom: 4.10m x 3.03m	Located to the rear of the property, this large double bedroom has fitted wardrobes, wooden flooring and access to ensuite bathroom.
En-Suite: 2.04m x 1.60m	Shower, washhand basin & WC with tiled flooring, shower area and splashback.
Bedroom 2: 2.70 m x 2.55m	Located to the front of the property, this generous double bedroom also has fitted wardrobes and wooden flooring.
Bedroom 3: 3.75m x 2.38m	Located to the front of the property, bedroom 3 has wooden flooring and is overlooking the green.



## FEATURES

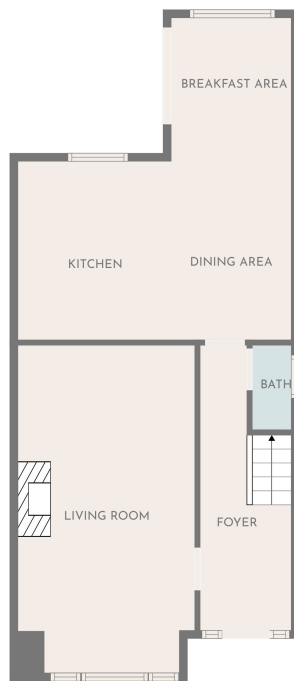
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- GFCH
- Off street parking for two cars
- Located overlooking a large green area.
- Excellent bus service to Swords and City Centre
- Rail service is available in nearby Balbriggan and Skerries.
- Excellent choice of both primary and secondary schools nearby
- Ideally located close to sports clubs and recreational facilities
- Easy access to the M1, M50, Dublin Airport and Dublin City Centre
- Serene village charm & community life.

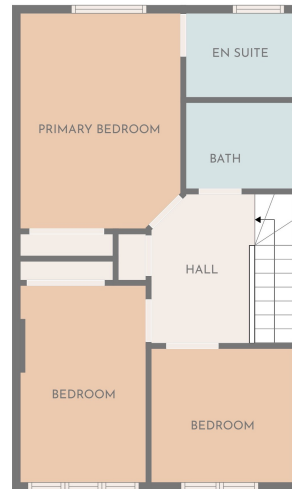
## PHOTOS

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FLOOR 1



FLOOR 2

## PRICE

AMV €395,000

## 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.

99 Strand Street, Skerries, Co Dublin, K34 R278

T: 01-8490129  
M. 086-0493117  
E: [louise@grimes.ie](mailto:louise@grimes.ie)

**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.

**grimes®**  
SELLING FOR GENERATIONS

As your agent with EBS and Grimes, 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**

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