

# GRIMES



Magnificent Victorian Home in the Heart of Skerries

214 m<sup>2</sup> / 2,303 ft<sup>2</sup>

AMV €935,000.00

FOR SALE BY PRIVATE TREATY

40 Church Street  
Skerries  
Co. Dublin

PSRA No. 001417



## DESCRIPTION

With high local limestone walls surrounding the mature gardens this Victorian home occupies a uniquely private yet centrally located position in downtown Skerries. Just a minutes' walk from the south beach and with all the multitude of amenities of Skerries at the doorstep there is little left to be desired in terms of location. A large, very usable south-west facing rear garden is complimented by a mature front garden with lots of parking space behind electronically operated cast iron security gates fronting directly on to Church Street.

Substantially refurbished in recent years No. 40 Church Street combines its great location and site with a superb fit-out with all period features intact, - from the magnificent fireplaces to high ceilings with original coving and cornices. The present owners have added many features including Japanese Oak flooring as well as a modern extension to the living room with vaulted ceiling.

Externally hard landscaping features include a raised deck, granite cobbled pathway, synthetic grass as well as separate electronically controlled pedestrian and vehicular gates.

All of the many amenities of Skerries are just a short walk away including town centre, park, schools, railway station and sports facilities. A regular commuter train from Skerries to Dublin offers fast access to Dublin City centre and connects with Luas and Dart services. The M1, M50, Dublin Airport and Swords are all within a 10 - 20 minute drive.



## Accommodation

**Entrance Lobby:** Tiled Floor

**Hall:** 6.3m x 1.4m

Wooden paneling to wall; Japanese oak flooring; Ceiling cornices and centre rose; Radiator covers

**Guest WC:**

WC, whb with under unit storage; tiled flooring and partly tiled walls

**Sitting Room:** 4m x 4.5m + 2.3m x 1.3m

Original marble fireplace; Ceiling cornices and centre rose; Picture rail; Japanese oak flooring; shutters windows blinds overlooks front garden; Old style radiators; Tv point

**Bar:** 6m x 4.4m

Fully fitted bar; Original marble fireplace; Ceiling cornices and centre rose; Picture rail; Japanese oak flooring; Double doors to Living/Dining area; Memorabilia and mirror not included in sale.

**Living/Dining Room:** 7.3m x 5.1m + 1.1m x 4.8m

Vaulted ceiling with roof light and beams; Feature style gas fire and brick chimney in centre of room; Japanese oak flooring; Shutter window blinds; Double doors from bar; Double doors to rear garden from living and dining room areas.

**Kitchen:** 6.7m x 2.8m

Beautifully fitted kitchen with marble work top; Tiled over worktops; Island with marble worktop; Original Rangemaster cooker; Extractor fan; integrated microwave; fridge freezer and dishwasher; Roof lights; Tiled flooring;

**Stairs & Landing:** 4.3m x 1.8m

Pull down ladder to attic; Carpet flooring

**Bedroom 1:** 4.7m x 4.1m

**Box window:** 2.3m x 1.3m

T & G Flooring; Built in wardrobes; Cast iron fireplace; Pop up TV in box window wired for Sky; Shutter window blinds; Coving and centre rose;

**En-suite:** 4m x 1.4m

Fully tiled; Shower; w.c.; whb; Mirror over whb;

**Bedroom 2:** 4.6m x 4.40m

T & G Flooring; Cast iron fire place; Coving and centre rose; Built in wardrobes; Dual aspect; Doors to Sunroom off

**Sunroom off bedroom 2 and 3:**

**6.3m x 1.3m**

A south west facing room to capture the sun & garden views. T&G flooring; Door to garden.

**Bedroom 3:** 4.4m x 3.3m

Built in wardrobes; T&G flooring; Cast iron fireplace; Coving; Door to Sunroom off

**Bathroom:** 2.1m x 1.9m

W.C.; whb; Tiled floor; partial tiling to walls; Heated towel rail; Shower over free standing bath; Coving; Centre rose;

**Outside:**

Private walled south west facing rear garden with outside office; synthetic grass; raised deck; pergola; granite cobble path; built in seating area; mature planting – trees and borders

**Front garden:** Electric gates; Pedestrian gate; Parking; Granite cobble drive way; Side entrance;



## FEATURES

- Magnificent Victorian Home
- Excellent condition throughout
- Located in the heart of Skerries town center
- High ceilings throughout
- Host of original features including original floor board, picture rails, ceiling cornices and centre roses, fireplaces
- Excellent school and sports facilities
- Low maintenance rear garden
- Less than 2 minute walk to the South Strand beach
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre
- 10 minute walk to Skerries Train Station and Dublin Bus



Joint Agent:  
Shea Kelly, Kelly & Co., College Court, Strand Street, Skerries  
01-8491155





## PRICE

AMV €935,000.00

## VIEWING

By appointment

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

21 Strand Street, Skerries, Co Dublin

T: (01) 8490129

E: [louise@reagrimes.ie](mailto:louise@reagrimes.ie)

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 2% cash back on Mortgages for FTB, Trade up & Refinance for Family Homes issuing from now until 31st December 2018 at a recently reduced rate of 3%.

Example €250,000 loan issued at 2% cashback = €5,000 which is paid to the customers Current Account 2 months from drawdown.



**EBS**

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

E: [alacoque.daly@mail.ebs.ie](mailto:alacoque.daly@mail.ebs.ie)

E: [Robert.grimes@mail.ebs.ie](mailto:Robert.grimes@mail.ebs.ie)

T: (01) 8490129



**REA** | REAL ESTATE ALLIANCE.IE

Disclaimer: REA Grimes for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that: (i) The particulars set out as a general guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct, but any intending Purchaser or Tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No persons in the employment of REA GRIMES have the authority to make or give representation or warranty whatever in relation to this property.

 **daft.ie**  
Ireland's Biggest Property Website

*MyHome.ie*