

# For Sale

By Private Treaty

Guide Price

## €465,000

# grimes<sup>®</sup>



## 4 Bed Detached House with Garage – c.128m<sup>2</sup> / 1,377sq ft

FOR SALE BY PRIVATE TREATY

2 Huntsman Road

Lusk Village

Lusk

Co. Dublin

K45 AH77

**BER C1**



**grimes.ie**  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to present no. 2 Huntsmans Road, Lusk to the market. No. 2 is an exceptional home and offers spacious, beautifully presented accommodation throughout. There is a charming west facing rear garden with a block built shed and detached garage to the side of the property. Overlooking a large green area, No. 2 also benefits from a driveway to the front offering off street parking with secure gates.

Accommodation briefly comprises of a stunning kitchen with breakfast bar, dining room, living room, guest WC, 4 bedrooms with master en-suite and family bathroom.

Lusk Village is a picturesque development located just minutes' walk from the main street in Lusk and all local amenities including schools, sports clubs, playgrounds, shops and all other services. Lusk/Rush train station is close by and offers regular service to city center and surrounds. The M1 and Dublin Airport are just a short distance away as are the coastal towns of Skerries and Rush.

## ACCOMMODATION

Entrance Hallway 2.39m x 1.99m	Bright welcoming entrance hall with tiled foyer and guest WC that is plumbed for washing machine.
Living room 4.89m x 4.00m	Steps lead down to a spacious living room to the rear of the property. A cosy room with feature dual fuel stove and sliding patio doors to the rear patio and barbeque area. Semi solid wood floors.
Kitchen / Dining Room 5.84m x 2.88m	Stunning fitted kitchen with breakfast bar area boasting beautiful stone countertops. Apex ceiling and access to rear garden. There is also a clever utility/storage area behind double doors.
Dining Room 4.56m x 2.92m	Elegant dining room to the front of the property with semi solid wood flooring.
Downstairs W/C 0.99m x 3.33m	WC, WHB tiled floor and splashback. Plumbed for washing machine.
Family bathroom 1.79m x 2.73m	WC, WHB and bath with shower attachment. Tiled floor and tiled splashback and bath area.
Bedroom 1: 5.04m x 2.91m	Located to the front of the property, this large double bedroom has semi solid wood flooring, built in wardrobes and an en-suite.
En-Suite: 1.98m x 2.10m	With WC, WHB, tiled shower area and window.
Bedroom 2: 3.83m x 2.54m	Located to the front of property with laminate flooring.
Bedroom 3: 3.01m x 3.51m	Located to rear of property with laminate flooring and built in wardrobes.
Bedroom 4 3.83m x 1.91m	Located in the middle of the property this room is currently fitted out as a home office with two desk spaces and built in shelving and storage. Semi solid wood floor.

## FEATURES

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- Beautifully presented throughout.
  - Detached block-built garage with power points. Off street parking.
  - Separate detached block-built shed with power points finished with attractive timber cladding.
  - Located close to schools, shopping centers, train station and local amenities.
  - Overlooking green area.
  - Easy access to M1, M50, of Dublin Airport and Dublin City Centre.
  - Beautifully landscaped West facing rear garden with patio/barbeque area.
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## IMAGES





## PRICE

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AMV €465,000

## 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.

99 Strand Street, Skerries, Co Dublin, K34  
R278

T: 01-8490129

M. 086-0493117

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

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (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 2024.

**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)



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

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

T: (01) 8490129