

# REA

# GRIMES



Stunning 4 Bedroom Detached Home – 192m<sup>2</sup> / 1722ft<sup>2</sup>  
AMV €795,000

FOR SALE BY PRIVATE TREATY

2 The Harbour  
Loughshinny  
Skerries  
Co Dublin  
K34 YF62

PSRA No. 001417



**EBS**

## DESCRIPTION

REA Grimes is delighted to present to the market an impressive, detached family home in Loughshinny. No. 2 The Harbour is a magnificent four-bedroom detached home. Built in 2000, this impressive home is positioned in a stunning location with panoramic views over Loughshinny harbour and Lambay Island. There is a driveway to the side of the property that leads to the rear garden offering secure parking for at least two cars.

The rear garden is a private and tranquil space, there is a block-built garage offering further storage space to the rear of the garden. The accommodation comprises of a welcoming entrance hallway with high timber ceiling, warm wooden flooring, and guest wc. The substantial kitchen is located to the front of the property offering stunning views over Loughshinny's working harbour. There is a large dining space for entertaining with floor to ceiling windows and a door to access the front of the property, off the kitchen there is a spacious utility room with floor to ceiling storage units built in, the utility room is plumbed for washing machine and tumble dryer and access to the side of the property. There are two spacious double bedrooms to the rear of the ground floor, one of which has a large ensuite, a guest WC completes the downstairs accommodation. Upstairs there is a bright and airy landing with access to two generous double bedrooms also to the rear of the property, the master bedroom has an ensuite and fabulous walk-in wardrobe that is fitted with built in shelving and wardrobes. The family bathroom has a WC, whb and jacuzzi bath. The sitting room is located on this floor with stunning floor to ceiling bay windows offering uninterrupted sea and island views.

Loughshinny is a pretty seaside village that still retains that old world charm located on the outskirts of Skerries. No. 2 The Harbour is perfectly positioned overlooking the picturesque bay of Loughshinny and its beautiful sandy beach. There is a small community center, primary school, Montessori, and local pub all within a few minutes' walk of the property. Loughshinny is nestled between the bustling towns of Skerries and Rush that offer an array of award-winning restaurants, supermarkets, shops, schools and a variety of sports clubs. It is also serviced by the 33 Dublin bus, the Fingal Express, Skerries and Rush train stations and is within easy access of the M1, M50 and Dublin Airport.

***Viewing is highly recommended!!!***

## ACCOMMODATION

Entrance Hallway 4.39m x 5.67m	The flooring is tiled at the front door entrance, this changes to lovely wooden flooring throughout the rest of the hallway. There is under stair storage space and access to the kitchen, two bedrooms and a bathroom
Kitchen / dining area 5.71m x 8.72m	The kitchen is positioned to the front of the property with stunning views over the harbour, the kitchen space has tiled flooring and the dining area has wooden flooring
Laundry Room 3.16m x 2.47m	The laundry room has a large amount of extra storage units, is plumbed for both washing machine and dryer and has access to the rear garden. The flooring is tiled.
Bedroom 3 2.84m x 4.46m En-suite 2.47m x 4.96m	Double bedroom with ensuite located to the rear of the property  Spacious bathroom with wc, whb & shower
Bedroom 4 2.85m x 3.57m	Double bedroom located to rear of property
Closet 2.47m x 0.88m	Large storage space
Downstairs WC: 0.93m x 2.47m	WC, whb & shower

Master Bedroom 1: 3.51m x 4.47m Ensuite 1.80m x 1.93m Walk in wardrobe 3.74m x 3.25m	Bright and spacious double bedroom with walk in wardrobe and en-suite. This large room overlooks the rear garden. Fitted with wc, whb & shower  Fabulous fully fitted walk in wardrobe with large window
Bedroom 2: 3.51m x 3.56m	Bright and spacious double bedroom located to rear of property
Family Bathroom: 3.05m x 2.10m	This luxurious bathroom is fitted with wc, whb and jacuzzi bath and large window
Landing 3.71m x 4.74m	Offers access to bedrooms, sitting room, hotpress & attic
Sitting Room: 3.62m X 2.04m Study / playroom 3.62m x 2.04m	The sitting room is cleverly located on the 1 <sup>st</sup> floor offering stunning views over Loughshinny harbour and Lambay Island. This room features a large diamond shaped bay window. There is an adjoining room from the sitting room offering a multitude of uses from study to playroom.

## FEATURES

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- Gas central heating
  - Overlooking Loughshinny harbour
  - 4 spacious double bedrooms (2 with ensuite bathrooms)
  - Large kitchen with dining area
  - Sitting room upstairs benefiting from panoramic sea views
  - Private setting with ample off-street parking to rear
  - Double glazed windows throughout
  - Biocycle sewage system
  - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
  - Loughshinny is nestled between the bustling towns of Skerries & Rush
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## IMAGES







## PRICE

AMV €795,000

## 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 evenings & Saturdays

## THINKING OF SELLING YOUR PROPERTY?

We at REA 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:

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2% Back in Cash when you draw down your new mortgage.  
And an additional 1% of the mortgage Back in Cash in Year 5.

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**NO FUSS:** Cash straight to your mortgage payment account.

**NO HASSLE:** Mortgage meetings anytime. Before work, after work and weekends.



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