

# For Sale

By Private Treaty

AMV

## €530,000

# grimes<sup>®</sup>



## 3 Bedroom Semi Detached Home – c. 93m<sup>2</sup> / 1,001ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

6 The Rise,  
Skerries Rock,  
Skerries,  
Co. Dublin  
K34 K201

**BER** **B3**



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

## DESCRIPTION

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Grimes are delighted to bring No.6 The Rise in Skerries Rock to the market. This beautiful three bedroom semi-detached B3 rated family home is in excellent condition having recently been upgraded to include a new stove & fireplace, new solar tube hot water system, new power shower, electric window blinds in the sitting room and master bedroom and painted throughout.

Internally the accommodation comprises; entrance hallway with guest WC, living room and kitchen / dining area. The kitchen is located to the rear of the property with access to a conservatory which then leads to the manicured rear garden. Upstairs there are three bedrooms with the master bedroom ensuite and a family bathroom. To the front of the property there is a driveway to accommodate off street parking, and a side pedestrian access leading to the rear garden.

Skerries Rock is a popular development situated within close proximity of all local amenities to include Skerries Train Station, bus stops, sports clubs, three primary schools and a secondary school and is less than a 10 minute walk to Skerries town center that hosts an abundance of excellent bars & restaurants, shops, boutiques and cafes. Skerries is within easy driving distance of the M50, M1 & Dublin Airport.

## ACCOMMODATION

Entrance Hallway: 1.80m x 4.74m	Bright hallway with laminate wood flooring
Living room: 3.23m x 5.49m	Laminate wood flooring with new feature fireplace & stove
Kitchen / Dining Room: 5.12m x 6.31m	Part laminate wood flooring / part tiled floor with shaker style kitchen units
Guest Bathroom: 0.75m x 1.80m	Whb, wc and tiled flooring
Family bathroom: 1.95m x 2.09m	Whb, wc, bath with shower attachment
Master Bedroom: 3.56m x 3.82m	Located to the front of the property, large double room with built in wardrobes and wood laminate flooring
En-Suite: 1.47m x 1.77m	Whb, wc, walk in shower and tiled flooring
Bedroom 2: 2.98m x 3.04m	Double room with built in wardrobes located to the rear of the property. Wood laminate flooring
Bedroom 3: 2.04m x 3.73m	Single room with built in wardrobes located to the rear of the property. Wood laminate flooring.
Conservatory: 2.71m x 2.14m	Tiled flooring, extra storage units



## FEATURES

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- B3 Rating (purchaser can potentially avail of discounted Green rate mortgage)
  - Recently upgraded to include new stove & fireplace, new solar tube hot water system, new power shower, electric window blinds in the sitting room and master bedroom and painted throughout.
  - Off Street Parking
  - Lovingly maintained front and rear garden
  - Ideally located within easy reach of all local amenities and recreational facilities
  - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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## IMAGES





## PRICE

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AMV €530,000

## 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)

**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.

## 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 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 (e.g. €300k = €3k)

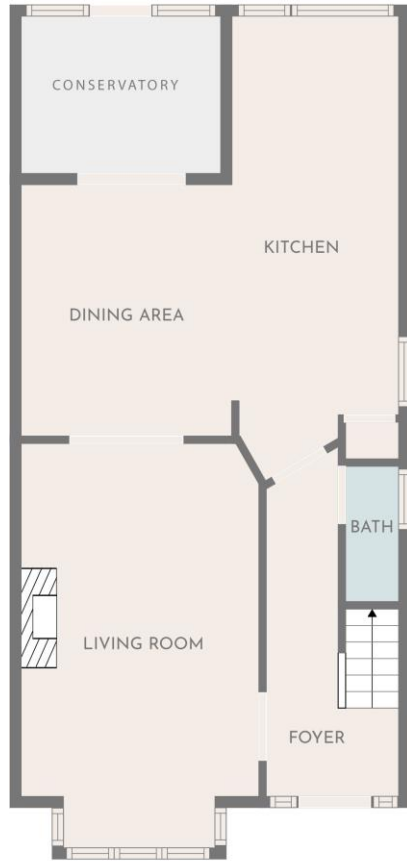


EBS d.a.c. is regulated by the Central Bank of Ireland.

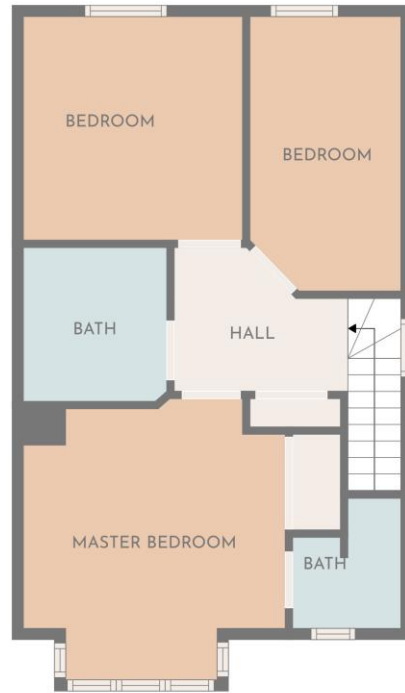
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FLOOR 1



FLOOR 2

