

REA GRIMES



3 Bed Semi-detached Family Home 108 Sqm / 1,163 Sq ft

Asking Price €307,500

FOR SALE BY PRIVATE TREATY

8 The Rise

Skerries Rock

Skerries

Co. Dublin

PSRA No. 001417



DESCRIPTION

REA Grimes is delighted to bring number 8 the Rise, Skerries Rock to the market. This fantastic family home resides in a cul de sac in one of the most sought after estates in Skerries. Ideally situated less than a five minute walk from Skerries train station, with off street parking, green areas on both ends of the road this house ticks all the boxes... and is only a stone's throw from schools, crèches, and Skerries Point shopping Centre. Accommodation briefly comprises sitting room, dining room, kitchen, 3 bedrooms (master en-suite) & 2 bathrooms.

Skerries is a popular coastal town offering an exceptional environment for family life, it hosts an abundance of amenities including shops and boutiques, it's cafés, restaurants and bars regularly feature in the top 10 in Ireland. It's leisure facilities and clubs are second to none and include golf, sailing, rugby, football, GAA and tennis. Skerries is virtually surrounded by beautiful beaches and coastal walks. It is also the proud holder of the Tidiest Town in Ireland 2016 title!

Guaranteed to impress!!!

Ground Floor Accommodation:

Entrance Hall: 4.51m x 1.72m	Entrance Porch, tiled flooring, Guest WC, Understairs storage cupboard
Sitting Room: 4.75m x 3.00m	Wooden flooring, TV point
Kitchen: 6.18m x 2.27m	Tiled flooring, rear garden
Guest WC: 1.80m x 0.77m	Wooden flooring, tiled walls, whb, wc
Dining Area: 5.57m x 3.13m	Wooden flooring, bright and spacious dining area, double door access to rear garden

Upstairs Accommodation:

Landing: 0.93m x 2.69m	Stairs and landing carpeted, access to Hot Press and Attic
Master Bedroom: (En-suite) 3.65m x 3.16m	Double Bedroom, feature box windeow, situated to front of property En-suite with whb, wc & shower
Bedroom 2: 3.05m x 3.04m	Double Bedroom, situated to rear of property
Bedroom 3: 3.20m x 3.81m	Single Bedroom, situated to rear of property
Bathroom: 1.96m x 2.03m	WC, whb and bath with shower attachment overhead, window providing light and ventilation

FEATURES

- Lovingly maintained and presented 3 bed family home
- Situated in a much sought after estate
- Off Street parking
- Bright, spacious & airy rooms
- Double door access from dining area to back garden, plus rear access from kitchen
- Walking distance to schools, shops, restaurants and bars and sports facilities
- Less than 5 minute walk to Skerries Train Station and Dublin Bus
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES





PRICE

Asking Price €307,500

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 or email dermot@reagrimes.ie

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Mortgage Advisers

Mortgage Advice: As a tied agent with the EBS, we're delighted to be able to offer 2% cash back on Mortgages for any loan for FTB & Trade Up & Refinance loans for Family Homes issuing from now until 31st October 2016. **Example €250,000 loan issued at 2% cashback = €5,000 which is paid to the customers Current Account 2 months from drawdown.**



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