

For Sale

By Private Treaty

AMV

€395,000

grimes[®]



3 Bedroom Mid Terrace Home – c.89m² / 958ft²

FOR SALE BY PRIVATE TREATY

10 Millers Square
Lusk
Co. Dublin
K45 HD74

BER C2



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to present to the market No. 10 Millers Square in Lusk. This light filled three-bedroom mid terrace property is located in the popular estate of Lusk Village conveniently located within walking distance to all local amenities of Lusk town centre. Internally the well-appointed accommodation comprises; entrance hallway, a living room and an open plan kitchen/dining room on the ground floor. Upstairs there are three generous bedrooms (master en-suite) and a family bathroom. The property was built in 2002 and has been lovingly maintained and upgraded by its current owners and presents in showhouse condition throughout. The rear garden is very well maintained with a lovely decking area to take full advantage of the sun, there is a raised planting area and a garden shed for storage.

Living in Lusk Village offers a great blend of modern amenities, commuter convenience, and a family friendly community lifestyle. There are a range of shops and cafes on your doorstep that include Lidl and Supervalu. There are also a great selection of schools to include both primary and secondary within easy walking distance. There are a host of sports clubs and recreational activities in the immediate area. The M50, M1 and Dublin Airport are only a short drive away.

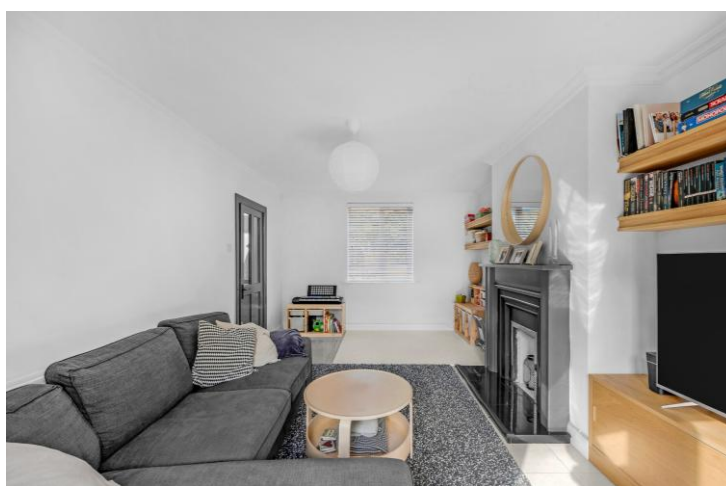
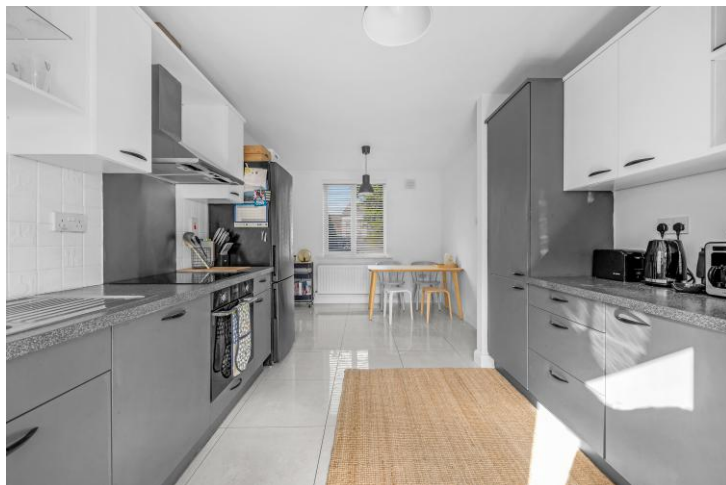
ACCOMMODATION

Entrance Hall: 3.21m x 1.14m	Bright entrance hall with tiled flooring
Utility Room: 1.82m X 1.35m	Located off the kitchen, plumbed for washing machine
Living Room: 3.57m x 5.67m	Spacious livingroom to the left of the property with tiled flooring, feature fireplace. Double doors accessing rear garden
Kitchen / Dining Room: 3.09m x 2.99m 2.82m x 2.67m	Modern kitchen and dining area with ample storage presses, access to utility room and rear garden
Family bathroom: 2.58m x 1.67m	Modern family bathroom with bath, WC & WHB. Fully tiled floor to ceiling
Master Bedroom: 2.63m x 4.28m	Spacious double bedroom with en-suite located to front of property with carpet flooring
En-Suite 2.14m x 1.29m	Fully tiled with corner shower, wc & whb
Bedroom 2: 2.58m x 3.90m	Double bedroom located to front of property with carpet flooring
Bedroom 3: 2.32m x 3.90m	Single bedroom located to front of property with carpet flooring

FEATURES

- Gas Fired Central Heating
- Showhouse condition throughout
- Overlooking large green area
- Bright and Spacious throughout
- Primary & Secondary schools nearby
- Management Fee €246 per annum
- Excellent choice of both primary and secondary schools in the area
- Ideally located close to sports clubs and recreational facilities
- Easy access to the M1, M50, Dublin Airport and Dublin City Centre

IMAGES





PRICE

AMV €395,000

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 on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

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

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E: 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 3.55% (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)

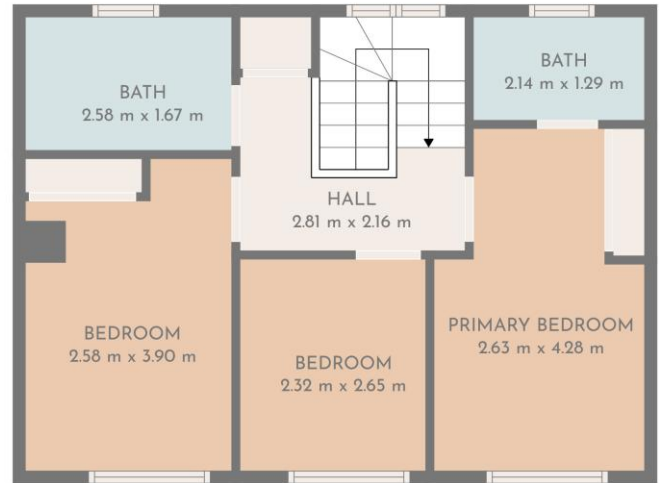
1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



EBS d.a.c. is regulated by the Central Bank of Ireland.
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FLOOR 1



FLOOR 2

TOTAL: 88 m²
 FLOOR 1: 44 m², FLOOR 2: 44 m²
 EXCLUDED AREAS: WALLS: 8 m²

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.