

# REA

# GRIMES



2-bedroom mid terrace 88 m<sup>2</sup> / 947ft<sup>2</sup>  
AMV €275,000

FOR SALE BY PRIVATE TREATY

24 Holywell Grove  
Feltrim Road  
Swords  
Co Dublin



## DESCRIPTION

REA Grimes are delighted to present No. 24 Holywell Grove to the market. This 2-bedroom mid-terrace house will attract both home owners and investors alike. No.24 Holywell Grove is a bright and spacious house situated in a quiet cul de sac and comes to the market in good condition throughout. Extending to c.88 sq.m, it has the added benefit of a conservatory to the rear, large master bedroom with en-suite and gas fired central heating. The property briefly comprises of Entrance hall, kitchen/dining area and fully fitted kitchen and downstairs toilet. Upstairs comprises of master bedroom with en-suite and fitted wardrobes, good sized second double bedroom with fitted wardrobes and main bathroom.

The property is situated in a very popular development adjacent to a host of local amenities including shops and restaurants, schools and creches, while having the advantage of being tucked away in a quiet location. Tesco, Airside Retail Park, The Pavilions Shopping Centre, Swords Village and Dublin Airport are within close proximity. Holywell is within easy access of M1 and M50 motorways.

***Early viewing highly recommended***

## ACCOMMODATION

Entrance Hall: 2.5m x 1.2m	Laminate wood floor, alarm pad
Living Room: 3.6 m x 3.5 m	Laminate flooring with feature fireplace (Gas fired), TV point with access to conservatory area
Kitchen / Dining area: 5.7 m x 2.8 m	Tiled flooring, fitted high gloss kitchen with additional storage with recess lighting and feature box window
Downstairs W.C 1.8m x 0.9m	WC, with whb and tiled flooring

Master Bedroom 1: 3.3 m x 2.6 m	Double bedroom located to the front of the property with laminate wood flooring and built in wardrobes.
En-Suite: 1.9m x 1.5m	Fully tiled floor wall to ceiling with whb, wc & shower
Bedroom 2: 3.9 m x 3.2m	Double bedroom, laminate wood flooring, built in wardrobes and located to the rear of the property.
Bathroom 1: 1.9 m x 1.6m	Fully tiled wall to ceiling, w.c, whb with shower attachment
Conservatory: 3.5m x 3.0m	Bright area with laminate flooring & radiator
Landing area: 3.3 x 1.9	Laminate Flooring

## FEATURES

- Good condition throughout
- GFCH heating
- Conservatory to the rear
- Situated in a quiet cul de sac
- Excellent school and sports facilities
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

## IMAGES







## PRICE

AMV €275,000.00

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

**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.

**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.

## 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



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

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