



6 Bedroom Detached Home – 150m<sup>2</sup> / 1614ft<sup>2</sup>  
AMV €650,000

FOR SALE BY PRIVATE TREATY

16 Martine Court  
Skerries  
Co. Dublin  
K34 EP62

PSRA No. 001417



## DESCRIPTION

Grimes are delighted to present to the market No 16 Martine Court. This is a substantial property with the addition of a shared access self contained accommodation suite. Superbly located just off the Dublin Road in a quite cul de sac adjacent to sports pitches and tennis court. Through the entrance hall the self-contained suite to the left comprises of a double bedroom with en-suite, kitchen/diningroom with garden access and a separate livingroom. The main property accommodation offers a livingroom to the front and kitchen/diningroom to the rear. The first floor offers very spacious accommodation including 5 bedrooms an ensuite and a family bathroom. Outside to the front a driveway provides off street parking and to the rear there is a patio and lawned garden area with garden shed. Martine Court is superbly located within a short walk of Skerries train station and the many amenities and beaches in Skerries. Shops, boutiques, schools, cafes, restaurants, bars, leisure facilities and clubs are all within walking distance of this property. Skerries Train Station and Dublin Bus offer regular services and with the M1 closeby Dublin Airport is also within easy reach.

ACCOMMODATION	
Entrance Hall: 4.60m x 1.82m	The entrance hall with wooden floor offers access to both living rooms and the main Kitchen/Diningroom. There is also understair cloakroom/ storage area.
Living Room: 4.57m x 3.29m	Located to the front of the property with wooden flooring and feature gas fireplace. Double doors lead to the family kitchen/diningroom.
Kitchen/Dining Room: 3.10m x 5.24m	Flooded with natural light the kitchen over looks and opens out to the secluded rear garden. The kitchen is fitted with modern wall and floor units and has plumbing for a washing machine and dishwasher. Tiled flooring.
<b>Self contained suite:</b>	
Livingroom: 5.28m x 3.12m	This is a spacious well presented livingroom to the front of the property with wooden floors and feature fireplace.
Kitchen/Diningroom 3.74m x 2.80m	Well presented with shaker style kitchen and integrated units. Tiled floor.
Main bedroom: 2.78m x 1.48m	Double bedroom with fitted wardrobes and wooden flooring.
En-Suite: 2.54m x 1.22m	The bathroom is fitted with WC, WHB and spacious shower.
<b>First Floor:</b>	
Bedroom 1: 4.41m x 3.12m	Double bedroom to the front of the property. Built in wardrobes.
En-Suite: 1.94m x 2.04m	Tiled floor to ceiling with WC, WHB and shower. Window to the side of the property.
Bedroom 2: 4.19 x 3.19	Double bedroom to the rear of the property.
Bedroom 3: 4.15m x 3.19m	Double bedroom to the front of the property.
Bedroom 4: 2.59m x 3.12m	Bedroom to the rear of the property.
Bedroom 5: 2.45m x 2.38m	Bedroom to the front of the property
Bathroom: 1.84 x 1.89	Main family bathroom with bath, WC and WHB.

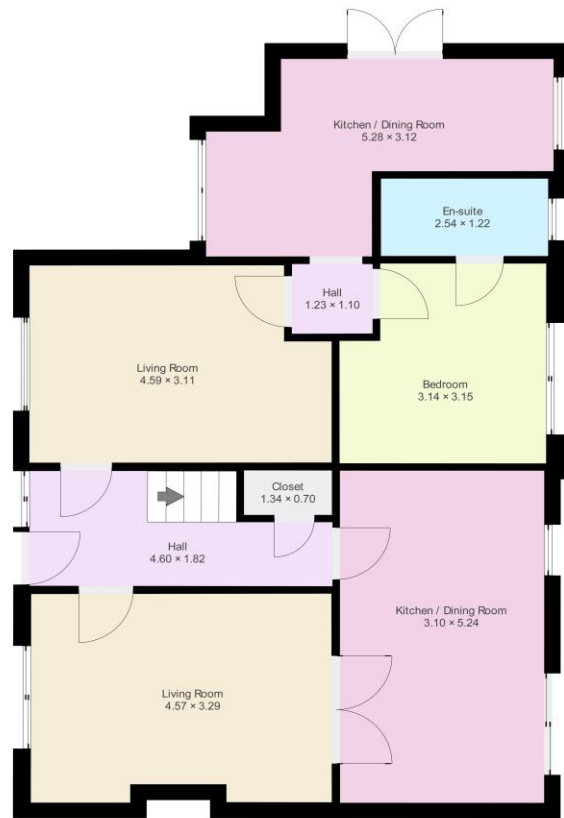
## FEATURES

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- Spacious 6 bedroom property in superb location.
  - Separate self-contained accommodation ideal for a family relation or possible rental opportunity.
  - Off street parking
  - Close to all amenities and public transport.
  - Quiet cul de sac location within a well established development.
  - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
  - Gas fired central heating.
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## IMAGES





## PRICE

AMV €650,000

## VIEWING

By Appointment  
Dermot Grimes

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.

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## 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 2023 and 31 of December 2023.

**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.



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

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