

# For Sale

By Private Treaty

AMV

## €560,000

# grimes<sup>®</sup>



4 Bedroom Semi Detached Home - c.131m<sup>2</sup> / 1,410ft<sup>2</sup>

**FOR SALE BY PRIVATE TREATY**

1 Kelly's Bay Pier  
Skerries  
Co. Dublin  
K34 YX68

**BER C1**



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

## DESCRIPTION

Grimes are pleased to bring No. 1 Kelly's Bay Pier to the market, offering a great opportunity to enjoy coastal living in a well-established, family-friendly area. Kelly's Bay is a popular neighbourhood with a welcoming feel, suited to families, professionals, and those looking for a more relaxed lifestyle by the sea. It is within walking distance of Skerries' beaches, coastal walks, and town centre, where there is a good selection of cafés, shops, and restaurants.

While No. 1 would benefit from some modernisation and general TLC, it offers generous and well-proportioned accommodation throughout. Built in 1999, the property also holds a C1 energy rating, providing a solid base for a buyer to update and personalise to their own taste. Accommodation includes four spacious bedrooms (master en-suite), a living room, kitchen, dining room, utility room, family bathroom, and guest WC. To the rear, an expansive south-facing garden provides a perfect space for outdoor dining, children's play, or simply enjoying the morning sun, while off-street parking is available to the front.

An excellent selection of schools, sports clubs, and recreational amenities are all within walking distance, further enhancing the home's appeal as a fantastic place to put down roots and become part of a thriving coastal community. Excellent transport links, including Skerries train station, the 33 Dublin Bus, Fingal Express and easy access to the M1 and Dublin Airport, ensure a smooth commute to Dublin City and beyond.

## ACCOMMODATION

Entrance Hallway 1.73m x 4.35m	Bright welcoming entrance hallway
Guest WC 0.77m x 1.68m	With tiled flooring, WC and wash hand basin
Living room 4.58m x 5.60m	Large sitting room to front of property with bay window. Freshly painted & new carpet flooring
Kitchen - 3.04m x 2.89m Dining - 3.04m x 2.52m Utility - 0.75 x 1.29m	Fitted kitchen & access to south facing rear garden. Utility room plumbed for washing machine
Landing 2.02m x 2.77m	The landing offers access to all four bedrooms, hotpress, attic and family bathroom
Family bathroom 1.74m x 1.95m	Fully tiled floor to ceiling with bath, whb, wc & window
Master Bedroom: 3.53m x 4.45m Ensuite: 2.36m x 1.13m	Positioned to front of property with bay window and access to en-suite bathroom
Bedroom 2: 3.53m x 3.76m	Positioned to rear of property overlooking rear garden
Bedroom 3: 2.79m x 4.04m	Single bedroom positioned to rear of property
Bedroom 4: 2.79m x 3.50m	Single bedroom to front of property

## FEATURES

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- 4-bedroom home with sea views
  - Superbly positioned with large south facing rear garden
  - Bright and spacious throughout
  - Gas Fired Central Heating
  - Off Street Parking
  - Energy efficient C1 Rating
  - Primary & Secondary schools nearby
  - Skerries Point Shopping center less than 10-minute walk
  - Convenient location close to beaches, schools, shops and transport links
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## IMAGES





## PRICE

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AMV €560,000

## 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.

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## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (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 2026.

**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**

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

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1st Floor



2nd Floor



**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.