

REA

GRIMES



3 Bed Semi-detached home with attic conversion 109m² / 1173ft²
AMV €285,000

FOR SALE BY PRIVATE TREATY

13 Huntsmans Road,
Lusk,
Co Dublin

PSRA No. 001417



EBS

DESCRIPTION

REA GRIMES are delighted to present 13 Huntsman Road, Lusk to the market. Tastefully decorated throughout, the light filled layout offers versatile accommodation & is ideal for a growing family. The property comprises at ground floor level; Entrance hall, sitting room, open plan kitchen / dining area and guest WC. Upstairs there are 3 bedrooms (master bedroom with en-suite) and a family bathroom and is further enhanced by an attic conversion currently used as a fourth bedroom. 13 Huntsmans Road also boasts a private south facing rear garden with two parking spaces to the side. This beautiful home is situated just a moments' walk from public transport, Schools and Shopping facilities.

Lusk is a pretty little commuter village located 23kms from the city centre situated convenient to Skerries and Swords and within easy access of Dublin Airport, M1 Motorway M50 and Dublin City Centre. Lusk is served by The Fingal Express Bus and Rush & Lusk Train Station.

ACCOMMODATION

Downstairs Accommodation

Entrance Hall: 1.18m x 2.74m	Wood flooring, wired for an alarm
Living Room: 3.48m x 5.73m	Bright and spacious room with built in shelving, Wood flooring and sliding door to the rear garden
Kitchen / Dining area: 2.84m x 5.73m	Tiled flooring, Beech kitchen, gas hob and electric oven with sliding door to garden
Downstairs WC: 1.67m X 1.92m	Plumbed for washer/dryer, boiler, wc, whb and vent for ventilation

Upstairs Accommodation

Landing: 2.90m x 3.89m	Carpet on stairs and landing
Master Bedroom 1: 2.45m x 4.42m	Double room with carpet flooring and built in wardrobes
En-suite: 1.31m x 2.29m	Fully tiled, wc, whb, electric shower, window for ventilation
Bedroom 2: 2.74m x 2.54m	Located at the front of the property with carpet flooring
Bedroom 3: 2.59m x 2.33m	Located at the front of the property, carpet flooring
Bathroom 1: 1.71m x 2.46m	Tiled flooring & wet areas, pump shower, wc, whb, bath and window for ventilation
Attic Conversion: 3.00m x 7.70m	Large bright room with 3 velux windows, Wood Flooring, storage press and spotlights
Garden	Private south facing garden with shed & garden tap.

FEATURES

- Walk in condition throughout
- Beautifully converted attic
- Private South facing rear garden
- GFCH
- Management Fees €220 per annum
- Only a two minute walk to the centre of Lusk Village
- Served by The Fingal Express and Rush Train Station
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES





PRICE

AMV €285,000.00

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

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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 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.



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