

# REA

# GRIMES



4 bed detached family home -123.2 m<sup>2</sup> / 1326 ft<sup>2</sup>  
AMV €545,000

FOR SALE BY PRIVATE TREATY

27 The Avenue  
Skerries Rock  
Skerries  
Co Dublin

PSRA No. 001417



**EBS**



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CALL NOW ON (01) 8490129

## DESCRIPTION

REA Grimes is delighted to bring number 27 The Avenue, Skerries Rock to the market. This beautifully maintained and presented 4 bedroom detached property is a dream family home and is situated in a much sought after location. The property is presented in walk-in condition throughout and has off street parking for 2 cars. This bright and spacious family home is located within walking distance of all local amenities and a short walking distance to Skerries Train Station and Skerries Point Shopping Center. This fine property has a East facing rear garden with side gates on both sides.

Skerries is a popular coastal town almost completely surrounded by the sea with a host of amenities including shops, boutiques, schools, cafés, restaurants, bars and leisure facilities and clubs including golf, sailing, rugby, football, GAA, tennis, beaches and coastal walks. Skerries is served by Skerries Train Station and Dublin Bus. It is one of the most desirable locations to live in the greater Dublin area.

## ACCOMMODATION

Hallway: 3.95m x 2.19m	Tiled floor with carpet on stairs
Living Room: 3.54m x 5.56m	Bright sitting room with carpet, coving, stone, TV point & open fire
Kitchen / Dining area: 5.55m x 3.14m	Located to the rear of the property with tiled floor, shaker style kitchen with gas 4 ring hob, oven and extractor fan.
Utility: 1.21m x 1.70m	Plumbed for Washer & Dryer with storage presses and access to garden
Downstairs WC: 0.76m x 1.56m	Tiled floor, wc, whb & vent for ventilation
Playroom / Study: 3.82m x 3.03m	Solid hardwood flooring, spot lights and tv point
Garden	Large east facing private rear garden with 2 secure side access with decking area

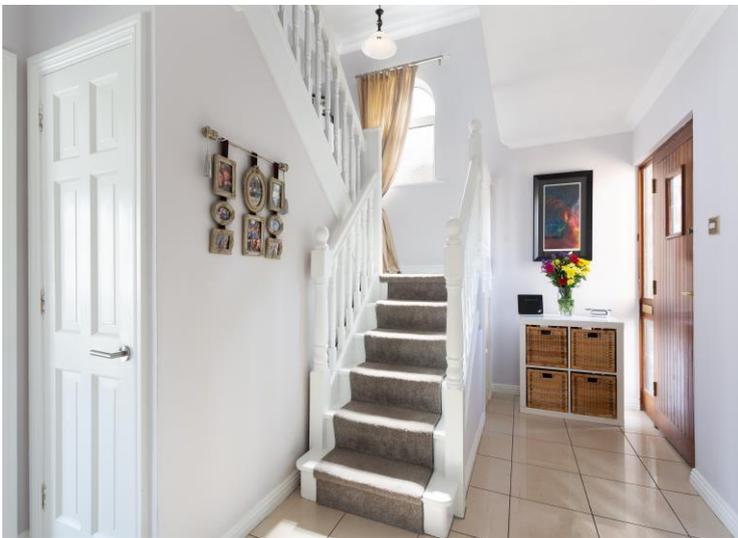
## Upstairs Accommodation:

Landing: 3.16m x 3.09m	Carpet flooring, attic access with Stira
Master Bedroom 1: 2.90m x 3.55m	Double bedroom located to the front of the property with carpet flooring, fitted slide robes & large window
En-suite: 1.18m x 1.32m	Fully tiled, Electric shower, wc, whb and window for ventilation
Bedroom 2: 1.91m x 3.58m	Single bedroom located at the front of the property with carpet flooring & built in wardrobes
Bedroom 3: 3.12m x 3.20m	Generous double room located to the rear of the property with built in wardrobes and carpet flooring
Bedroom 4: 3.20m x 2.35m	Single room with carpet flooring, built in wardrobes located at the rear of the property
Main Bathroom: 1.83m x 1.87m	Tiled floor and bath area, with bath, wc, whb, electric shower and window for ventilation

## FEATURES

- 4 bed detached family home in excellent condition
- Off Street parking
- Short walking distance to Skerries Train Station
- 2 side gate entrances to rear garden
- Bright, spacious & airy rooms throughout
- Located in a quiet cul de sac
- Easy walking distance to schools, shops, restaurants, bars and sports facilities
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

## IMAGES



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## PRICE

AMV €545,000.00

## VIEWING

By appointment

Agent: Rachel Callaghan

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

## 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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