

REA

GRIMES



4 bed detached family home - 123.2 m² / 1326 ft²
AMV €545,000

FOR SALE BY PRIVATE TREATY

27 The Avenue
Skerries Rock
Skerries
Co Dublin

PSRA No. 001417



EBS



W: www.reagrimes.ie
E: info@reagrimes.ie

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

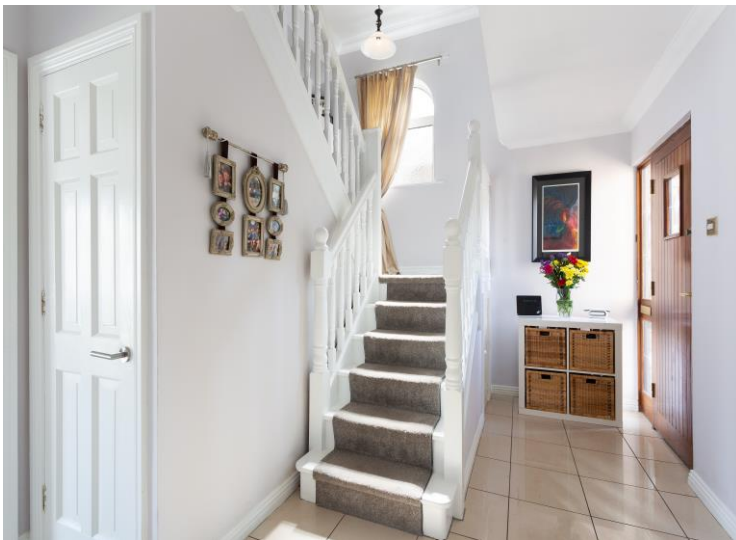
Upstairs Accommodation:

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



IMAGES





PRICE

AMV €545,000.00

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.



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

E: alacoque.daly@mail.ebs.ie

E: robert.grimes@mail.ebs.ie

T: (01) 8490129

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

99 Strand Street, Skerries, Co Dublin

T: (01) 8490129

M. 086-0493117

E: @reagrimes.ie



REA | REAL ESTATE ALLIANCE.IE

Disclaimer: REA Grimes for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that: (i) The particulars set out as a general guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct, but any intending Purchaser or Tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No persons in the employment of REA GRIMES have the authority to make or give representation or warranty whatever in relation to this property.

