

For Sale

By Private Treaty

AMV

€750,000

grimes[®]



Beautiful 5 Bedroom Detached Home – c. 140m² / 1,506ft²

FOR SALE BY PRIVATE TREATY

Oberstown
Lusk
Co. Dublin
K45 EN25

BER C3



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring this substantial 5-bedroom home to the market. Oberstown offers a blend of rural charm and convenient access to urban amenities. Oberstown is situated in a peaceful, countryside environment near Lusk, providing a serene atmosphere while still being close to the town's amenities. The property provides generous room proportions with a great sense of space and light in every room. This lovely family home enjoys a west aspect and an abundance of off-street parking with mature gardens. Built in 1985, the property extends to over 140 msq with further storage in a large, detached block-built garage and sits on 1 acre site.

Accommodation is currently configured to form 2 separate living spaces, one of which is a modern self-contained apartment with large double bedroom, living room and bright kitchen with dining area. This area boasts large windows throughout and opens onto a small fenced private garden area with barna shed. The main house comprises of four bedrooms, one of which is currently being used as a living room, a kitchen and family bathroom complete the picture.

Lusk is vibrant commuter town with a strong community spirit. Lusk is well-connected via the Dublin-Belfast train line and regular bus services. The area boasts several primary schools, including Lusk NS, Hedgestown NS, Corduff NS, and Rush and Lusk Educate Together NS. Lusk Community College provides secondary education, catering to the growing population. Residents have access to various recreational activities, including local sports clubs like Lusk United AFC and Round Towers GAA. The proximity to beaches and parks offers ample opportunities for outdoor activities. Lusk offers essential amenities such as supermarkets (e.g., Lidl), restaurants, and pubs.

Oberstown offers families families the opportunity to enjoy the space and peace of the countryside yet within easy reach of Dublin City Centre. Rush & Lusk train station is only a few minutes' walk from the property and the M1, M50 motorways only a short drive.

FEATURES

- Beautiful 5-bedroom home
 - Mature gardens front and back with block-built garage to side of property
 - Oil fired central heating
 - Extensive off-street parking
 - Lovingly maintained throughout
 - Tranquil & peaceful site of c1.29 acres of mature gardens
 - Located close to schools, train station and local amenities
 - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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ACCOMMODATION

Entrance Hallway: 1.87m x 3.39m	Bright entrance hallway with cloakroom storage, access to all rooms and attic with wooden flooring.
Bedroom 4: 3.12m x 2.59m	To the front of the property with carpet flooring and fitted wardrobe.
Bedroom 3: 3.13m x 2.59m	Double bedroom to the front of the property with carpet flooring.
Master Bedroom: 3.05m x 3.80m En-Suite 2.19m x 1.03m	To the front of the property with carpet flooring and built in wardrobes. There is a small en-suite with WC, whb and tiled flooring.
Bedroom 2: 4.30m x 2.95m	Double bedroom to the rear of the property currently being used as a living room with access to rear garden.
Main Bathroom: 2.14m x 2.95m	To the rear of the property with bath, WC & WHB.
Kitchen in main house: 3.96m x 2.95m	Fitted kitchen to the rear of the house incorporating dining space.
Accommodation in apartment	
Bedroom: 4.51m x 3.80m	Bright and spacious double bedroom to the front of the property with access off livingroom and entrance hall with wooden flooring and fitted wardrobes.
Livingroom: 4.51m x 2.95m	Off Kitchen / dining room with wooden flooring and feature stove.
Bathroom: 2.18m x 2.95m	Off livingroom with walk in shower, WC & WHB fully tiled, floor to ceiling flooring.
Kitchen / Dining Room: 5.77m x 3.66m	To the rear of the property, extremely bright and airy overlooking the rear garden with beautiful modern fitted kitchen, window seating and access to rear garden.

IMAGES





PRICE

AMV €750,000

VIEWING

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?

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.

99 Strand Street, Skerries, Co Dublin, K34 R278

T: 01-8490129

M. 086-0493117

E: louise@grimes.ie

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.55% (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 2025.

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

E: alacogue.daly@mail.ebs.ie

E: robert.grimes@mail.ebs.ie

T: (01) 9637300



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.