

For Sale

By Private Treaty

AMV

€460,000

grimes[®]



3 bed Semi Detached Home - c.112m² / 1,205 ft²

FOR SALE BY PRIVATE TREATY

'Ebel'
30 Gartan Drive
Estuary Road
Swords
Co Dublin

BER C1



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to present to the market No. 30 Gartan Drive, Swords. Gartan Drive is a mature estate offering easy access to all local amenities that Swords has to offer. This spacious three-bedroom semi-detached home features an open plan modern kitchen/dining area with additional family room to the side leading to the rear garden, a spacious living room and a guest WC. Upstairs there are 3 bedrooms with master en-suite and a family bathroom. Outside to the front a paved driveway provides off-street parking for two cars and the west facing rear garden can be accessed by a side entrance.

Swords is an extremely popular and desirable location to live, this vibrant town has every conceivable amenity including schools, shops, parks, sports & leisure facilities, bars & restaurants, and the Pavilions Shopping Centre. There is also an excellent choice of national and secondary schools and sporting & recreational facilities close by. The area is well serviced by excellent bus routes including the Swords Express and there is easy access to the M1, M50 and Dublin Airport.

ACCOMMODATION

Entrance Hallway 1.89m x 4.72m	Bright entrance hall with laminate wood flooring
Living room 3.53m x 5.61m	Spacious sitting room with feature fireplace and laminate wood flooring
Kitchen / Dining Room 5.52m x 8.99m	Open Plan kitchen / dining room located to the rear of the property featuring high gloss units and tiled flooring.
Family Room 2.63m x 4.66m	Family room with velux window located off the kitchen / dining room and featuring double doors leading to the rear garden.
Family bathroom 1.99m x 1.65m	Fully tiled, floor to ceiling and fitted with wc, vanity unit with whb and bath with electric shower.
Bedroom 1: 3.42m x 4.40m	Double room with laminate flooring and built in wardrobes located to the rear of the property
En-Suite: 1.98m x 1.61m	Fully Tiled with wc, whb, walk in shower and window for ventilation
Bedroom 2: 3.35m x 3.66m	Double room located to the front of the property with wood flooring and built in wardrobes
Bedroom 3: 2.46m x 2.32m	Single room with wood flooring and built in wardrobes

FEATURES

- Double Glazed Hardwood windows throughout
- Oil fired Centra Heating
- West facing walled rear garden with patio area, and low maintenance rear garden
- Open Plan Kitchen / Dining Room
- C1 Rating
- Close to Pavilions Shopping Centre.
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES





PRICE

AMV €460,000

VIEWING

By appointment.
Dermot Grimes

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. 087 6478049
E: dermot@grimes.ie

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.

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)

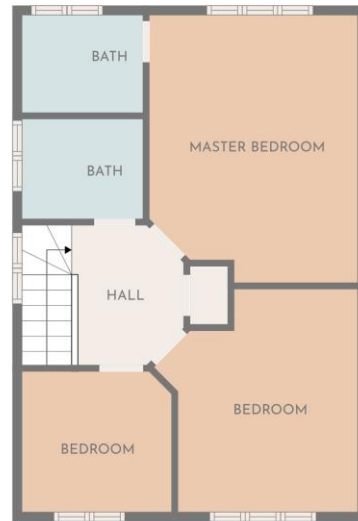
1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



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



FLOOR 1



FLOOR 2

