

# REA

# GRIMES



4 bedroom Semi-detached home 125m<sup>2</sup> / 1345ft<sup>2</sup>  
AMV €355,000

FOR SALE BY PRIVATE TREATY

4 Dublin Road,  
Lusk,  
Co Dublin

PSRA No. 001417



**EBS**

## DESCRIPTION

REA GRIMES are thrilled to present 4 Dublin Road, Lusk to the market. Tastefully decorated throughout, the light filled layout offers versatile accommodation & is ideal for a growing family. The ground floor accommodation consists of a warm & stylish entrance hallway with guest wc, under stair storage, living room, playroom room / study and kitchen offering a naturally bright living space with garden access via sliding doors. Upstairs consists of 4 generously sized bedrooms, master bedroom en-suite & family bathroom. Complete with a large west facing rear garden with a generous side entrance, this is one to add to your "To View" list!

This property is just a short distance from the Main Street of Lusk where every conceivable amenity & service is within easy reach. The property is approx. 1-minute walk from the bus stop with 33A, 33N, 33, 33X & Fingal Express servicing this stop and Rush/Lusk train station is in walking distance. Lusk Village hosts a range of amenities including shops, 4 National Schools, Secondary School & a range of community & sports clubs including Soccer, GAA and an Athletics club to name a few. Lusk is a small and beautiful village situated convenient to Skerries and Rush and is within easy commuting distance to Dublin Airport, M1 / M50 Motorways & the City Centre.

## ACCOMMODATION

### Ground Floor Accommodation:

Hallway: 1.83m x 5.55m	High quality birch wood flooring, alarm pad, carpet on stairs, radiator cover & dado rail
Living Room: 3.24m x 5.32m	Bright dual aspect sitting room with the advantage of east & west sun with high quality birch wood flooring & TV point
Kitchen / Dining area: 3.49m x 5.20m	Located to the rear of the property with south and west sun flooding the room, cream porcelain tiles, shaker style fitted kitchen with tiled splashback and access to rear garden.
Utility: 1.91m x 1.21m	Plumbed for Washer & Dryer with shelves for storage and additional room for fridge freezer
Downstairs WC: 1.21m x 1.21m	Tiled floor, wc, whb, vent
Playroom: 3.55m x 3.24m	Bright room with high quality birch wood flooring and tv point
Garden	Large private rear garden with outside tap, shed (16ftx8ft with metal roof), secure side entrance and a west facing patio area.

### Upstairs Accommodation:

Master Bedroom 1: 4.35m x 3.57m	Double bedroom located to the front of the property with wood flooring, built in wardrobes and tv point
En-suite: 1.52m x 1.89m	Tiled floor, wc, whb, pump shower and window for ventilation
Bedroom 2: 2.43m x 4.02m	Double bedroom located at the rear of the property with wood flooring, built in wardrobes
Bedroom 3: 3.05m x 2.15m	Single room located to the rear of the property with wood flooring
Bedroom 4: 3.24m x 3.25m	Double room with wood flooring, built in wardrobes located at the front of the property
Main Bathroom: 2.60m x 2.94m	Generous size bathroom with tiled floor, bath, wc, whb, electric shower, towel rail and window for ventilation
Landing: 3.76m x 1.98	Carpet, hotpress, with attic access by Stira to a partially floored attic

## FEATURES

- Pristine condition throughout
- 4 generous bedrooms
- Large side entrance measuring 3m wide suitable to extend subject to FPP
- Private driveway with space for four cars
- West facing garden
- Not directly overlooked
- GFCH heating
- Excellent school and sports facilities
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

## IMAGES





## PRICE

AMV €355,000.00

## 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.

## 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



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

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