

# For Sale

By Private Treaty

AMV

## €595,000

# grimes<sup>®</sup>



## 4 Bedroom Semi Detached Home – c. 122m<sup>2</sup> / 1,313ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

1 Ballygossan Park,  
Skerries,  
Co. Dublin  
K34 PN52

**BER** A3



**grimes.ie**  
PSRA Licence No. 001417

## DESCRIPTION

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Grimes are delighted to welcome no. 1 Ballygossan Park in Skerries to the market. No.1 is perfectly positioned at the end of a cul de sac and offers spacious and bright accommodation throughout. The property boasts an A rating and presents in showhouse condition. Built in 2017, this stunning home offers solar thermal panels, high levels of roof, wall and floor insulation, this quality home also qualifies for the Green Mortgage Rate.

Accommodation briefly comprises of entrance hallway, kitchen, living room, utility and guest WC. There are three bedrooms on the first floor (master ensuite) and a family bathroom, the second floor has a large double bedroom, bathroom and office space. Outside to the front a driveway provides off street parking for two cars, to the rear the low maintenance private west facing rear garden offers an ideal space to relax. There is a large outdoor cabin that can be used as an office or home gym.

Ballygossan Park is located within walking distance of all Skerries towns excellent amenities that include schools, restaurants, shops, boutiques, cafes and bars to name but a few. Exceptional water-based leisure amenities and sports clubs that will suit every possible taste are a feature of the lifestyle awaiting you in this stunning location. Sports clubs include golf, rugby, sailing, rowing, GAA, tennis, hockey and many more. Skerries beaches and the nearby Ardgillan castle grounds are a magnet for walking enthusiasts.

## FEATURES

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- A rated energy efficient home
  - GFCH
  - High ceilings throughout ground floor (9ft opposed to 8ft)
  - Extensive side plot with possible development potential subject to planning permission.
  - High quality Kube fitted kitchen with integrated appliances & all mod cons.
  - Off street parking for two cars
  - Electric car charger
  - Located at end of a cul de sac
  - Within easy walking distance of Skerries town center
  - Excellent choice of both primary and secondary schools in the area
  - Ideally located close to sports clubs and recreational facilities
  - Easy access to the M1, M50, Dublin Airport and Dublin City Centre
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## ACCOMMODATION

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Entrance Hallway: 4.90m x 1.93m	Bright welcoming entrance hallway with wood effect tile.
Living room: 3.52m x 5.82m	Positioned to the rear of the property, with beautiful wood flooring, built in storage unit, wooden panelling and double door access to rear garden.
Kitchen/Dining Room: 5.29m x 3.23m	Stylish shaker kitchen by Kube Kitchens with all mod cons including integrated appliances, instant boiling water tap, Insinkerator waste disposal unit and Miele food warming drawer. The kitchen is positioned to the front of the property with wood effect tile.
Utility room: 1.69m x 1.48m	Located between the kitchen and living room, plumbed for washing machine and tumble dryer with ample storage.
Guest WC: 1.69m x 1.36m	Washhand basin & WC with tiled flooring and splashback.
Landing: 2.97m x 3.76m	Offering access to the three bedrooms and family bathroom. With wooden flooring.
Family bathroom: 1.89m x 2.02m	WC, Whb and bath, tiled flooring
Master Bedroom: 4.00m x 3.23m	Located to the front of the property, this large double bedroom has shaker-style fitted wardrobes, wooden flooring, feature panelling behind the bed with access to ensuite bathroom.
En-Suite: 1.82m x 1.58m	Shower, washhand basin & WC with tiled flooring, shower area and splashback.
Bedroom 2: 3.52m x 3.62m	Located to the rear of the property, this generous double bedroom also has shaker-style fitted wardrobes and wooden flooring.
Bedroom 3: 3.52m x 2.10m	Located to the rear of the property, bedroom 3 is a generous single bedroom with wooden flooring.
Bedroom 4: 3.36m x 3.48m	Located on the 2 <sup>nd</sup> floor, this large double bedroom has wooden flooring, and access to ensuite bathroom.
En-Suite: 1.50m x 2.29m	Shower, washhand basin & WC with tiled flooring, shower area and splashback.
Office space: 1.81m x 1.34m	Small study space currently used as home office



PHOTOS





## PRICE

AMV €595,000

## 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.

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**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)



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