

For Sale

By Online Auction

AMV

€340,000

grimes<sup>®</sup>



3 Bedroom Second Floor Apartment c.98 sqm/1054 sqft

FOR SALE BY ONLINE AUCTION via Offr Platform

25 Cedar Square  
Ridgewood  
Swords  
Co Dublin



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

Grimes is delighted to present this 3 bedroom apartment to the market. Ridgewood is a well established and highly sought after development in an excellent location in Swords. 25 Cedar Square is in a super location. To the front the apartment overlooks Ridgewood Park and Playground with walking track and pitches. To the rear a generous balcony overlooks a well maintained green area.

Within Ridgewood there is a Tesco Express, Pharmacy, medical centre and creche. Pavillions Shopping Centre, Swords Main Street and Airside Retail park are also within easy reach and offer a great selection of retail, entertainment and restaurant options.

There are several primary and secondary schools close by and frequent bus routes just minutes stroll from your doorstep including the Swords Express Service which offers commuters a 15 min transfer to the City Centre. The M1, M50 and Dublin Airport are easily accessible by car.

Accommodation briefly comprises of entrance hall, main bathroom, kitchen, living/diningroom and 3 bedrooms with master en-suite. The building is serviced by lift and stairs.

## ACCOMMODATION

Entrance Hallway 3.40 x 1.42 Foyer 4.14 x 2.57	With built in storage and wooden floors. Spacious area.
Main Bathroom 2.65 x 1.66	Bath with shower attachment, WC, WHB. Tiled floor and wet room areas.
Livingroom/Diningroom 4.50 x 5.58	To the rear of the building with access to the balcony area. Wooden flooring.
Kitchen 3.43 x 1.99	Fitted L shaped kitchen with oven, hob and plumbing for washing machine and dishwasher. Tiled floor and splashback area.
Bedroom 1 4.34 x 5.16	Spacious double bedroom with wooden flooring and fitted wardrobes.
En-Suite 2.65 x 1.66	With large shower, WC and WHB. Tiled floor and shower area.
Bedroom 2 2.71 x 4.25	Double bedroom with fitted wardrobes, wooden flooring and door to balcony.
Bedroom 3 2.29 x 4.25	With wooden flooring and window overlooking the balcony.

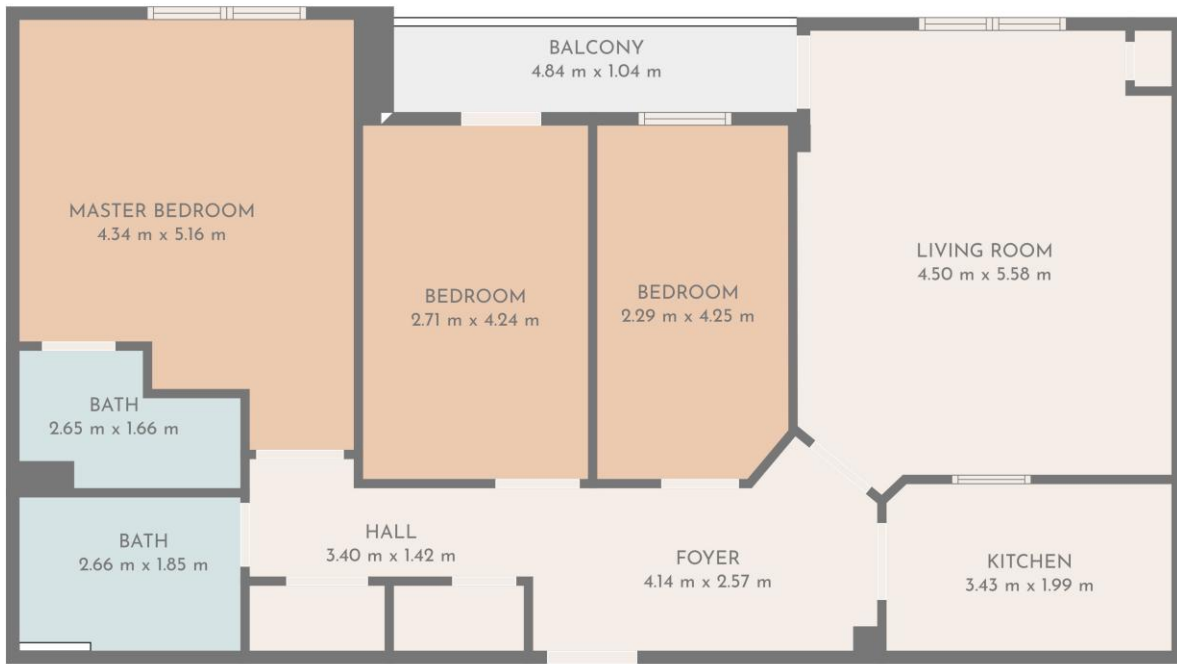
## FEATURES

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- Gas fired central heating
- Excellent location overlooking park and green area.
- Property was rented until March 2025 with a passing rent of €1,250 pcm.
- West facing balcony
- Excellent location
- 2 designated car parking spaces.
- Management fee 2024: €2,480 p.a.

## IMAGES





## PRICE

GUIDE €340,000 by online auction via **Offr.** platform

## 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.

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## 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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