

For Sale

By Private Treaty

AMV

€550,000

grimes^g



4 Bedroom Semi Detached Home - c.125m² / 1345ft²

FOR SALE BY PRIVATE TREATY

12 Rahenny Park
Lusk
Co Dublin
K45 H363

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DESCRIPTION

Grimes are delighted to present No. 12 Rahenny Park in Lusk to the market. No. 12 Rahenny Park is a spacious and beautifully presented four-bedroom semi-detached home located in a quiet and highly sought-after residential development in the heart of Lusk. This impressive home offers well-proportioned accommodation throughout and is ideal for growing families seeking both comfort and convenience. Upon entering the property, you are greeted by a bright and welcoming hallway that leads to a generously sized living room. To the rear, a spacious kitchen and dining area forms the heart of the home, providing an ideal setting for everyday family life and entertaining alike, with direct access to the private rear garden. Upstairs, the property boasts four well-appointed bedrooms, including a generous Master bedroom with en-suite bathroom. The remaining bedrooms are bright and versatile, suitable for family members, guests, or a home office. A modern family bathroom completes the first-floor accommodation.

Living in Rahenny Park, Lusk will provide the best of both worlds, a village lifestyle is right on your doorstep and thanks to the excellent transport links in the area, travelling directly into the heart of Dublin City Centre will be an easy commute. Lusk is located on the main Dublin/Belfast train line and benefits from excellent bus service travelling from Lusk to Dublin City via the Port Tunnel. The M1 & M50 Motorways are only a short drive from Lusk providing motorists with immediate access to Dublin Airport, City and all major routes.

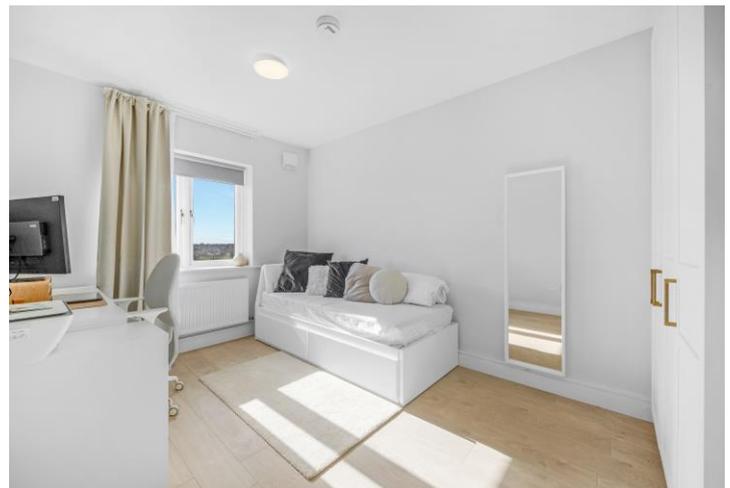
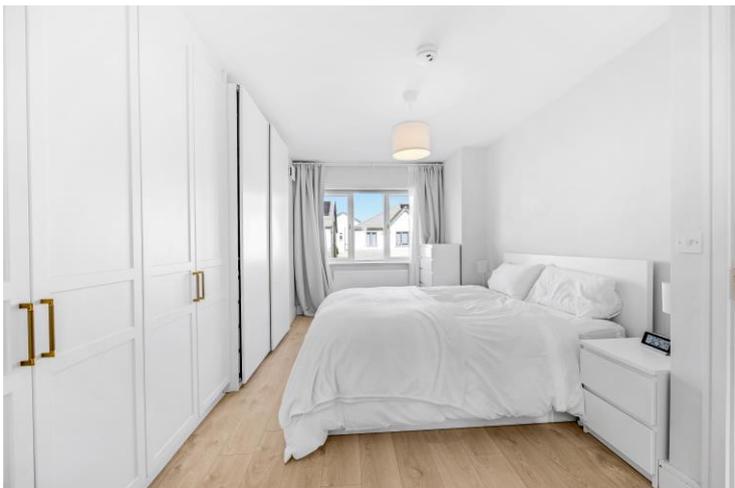
ACCOMMODATION

Entrance Hallway 1.93m x 5.14m	Bright welcoming entrance hallway with wood effect flooring, window and access to guest WC
Guest WC 1.76m x 1.54m	With tiled flooring, WC and wash hand basin
Living room 3.73m x 4.75m	Beautifully decorated living room positioned to front of property with large window for natural light.
Kitchen / Dining Room 2.51m x 3.98m 3.24m x 6.01m	Fitted shaker kitchen with Lycon White Quartz counters, upstands and splashback. Free standing island unit. Wood effect flooring. Positioned to rear of property providing access to the rear garden
Pantry / Laundry Room 1.87m x 1.54m	Ample storage, plumbed for washing machine etc.
Family bathroom 1.93m x 2.31m	Tiled floor and surrounds with bath with shower attachment, whb, wc & window for ventilation.
Master Bedroom: 3.22m x 4.52m	Double bedroom positioned to front of property with fitted wardrobes and wood effect flooring
En-Suite: 1.87m x 2.04m	Tiled floor and surrounds with whb, wc, shower and storage unit
Bedroom 2: 2.44m x 2.75m	Single bedroom positioned to front of property with wood effect flooring
Bedroom 3: 2.72m x 3.99m	Double bedroom positioned to rear of property with built in wardrobes and wood effect flooring
Bedroom 4: 2.93m x 2.88m	Single room positioned to the rear of property with wood effect flooring

FEATURES

- 4 bedroom home presented in showhouse condition throughout
 - Gas Fired Central Heating
 - South Facing Rear Garden
 - 2 Off Street Parkings
 - Energy efficient A2 Rating
 - PV solar panels for reduced electricity running costs
 - Large Kitchen / dining area with garden access
 - Primary & Secondary schools within short walking distance
 - Easy access to M1, M50 motorways & Dublin Airport
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IMAGES





PRICE

AMV €550,000

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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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (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 2026.

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

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

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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