

For Sale

By Private Treaty

AMV

€215,000

grimes[®]



Large 1 Bed Apartment– 52 Sqm / 559.72 Sqft

FOR SALE BY PRIVATE TREATY

25 Linnbhla,
Santry Cross
Dublin 11
D11 VR99
PSRA No. 001417



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to present to the market Apartment 25 Linnbhla, Santry Cross. Situated on the top floor, No.25 this top-floor apartment is situated in a well-established development with strong rental demand.

Accommodation consists of a hallway leading to an open plan Living cum Dining Room with fully fitted Kitchen. Large south facing balcony. Off the Hallway are the bedroom, bathroom, separate storage and hot press. Santry Cross is close to the City Centre and within easy access of the M50 & Dublin Airport. It is within walking distance of the Northwood Leisure Centre, IKEA, DCU, coffee shops, bars and shopping facilities. Outside area Visitor parking area, electronic gates, communal gardens, pedestrian access from Ballymun Road.

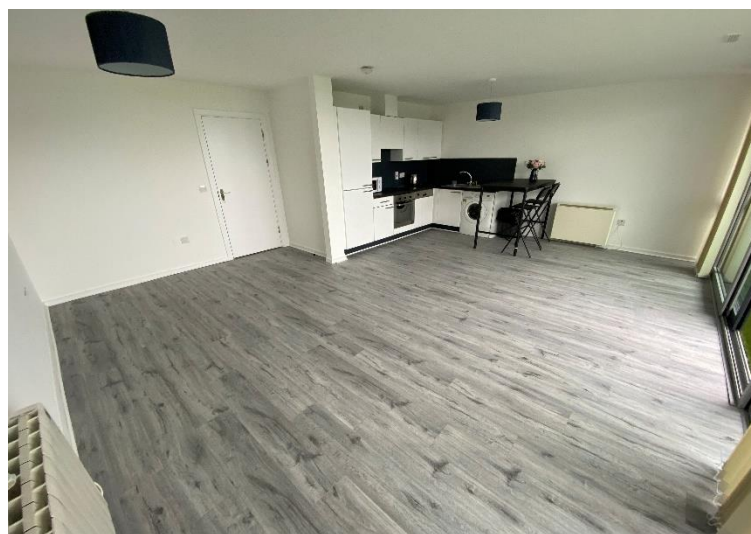
ACCOMMODATION

Entrance Hallway: 1.51m x 2.46m	Laminate flooring
Kitchen/Living/Dining Room: 5.92m x 4.47m	Set overlooking the communal grounds and enjoying a south facing aspect this large open plan space is flooded with natural light with the aid of large floor to ceiling windows. The kitchen is fitted with wall and floor units and has plumbing for a washing machine and dishwasher. There is ample living and dining space. Laminate flooring
Bedroom: 2.68m x 4.74m	Double bedroom with built-in wardrobes.
Bathroom: 1.62m x 2.21m	The bathroom is fitted with wc, whb and bath with shower attachment. This space is completely tiled.
Balcony: 6.01m x 1.59m	Large south facing balcony

FEATURES

- Open plan living space with floor to ceiling windows
- South facing private terrace
- Freshly painted interior
- Laminate flooring throughout
- 1 designated parking space
- Ideally located within easy reach of all local amenities and recreational facilities
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES





MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (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.
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PRICE

AMV €215,000

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.

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