

# REA

# GRIMES



Thatched Cottage with Commercial element - 90m<sup>2</sup> / 968.75ft<sup>2</sup>  
AMV €385,000

FOR SALE BY PRIVATE TREATY

18 & 19 Thomas Hand Street  
Skerries  
Co Dublin

PSRA No. 001417

**BER EXEMPT**

**EBS**

## DESCRIPTION

REA Grimes are delighted to present to the market No 18 & 19 Thomas Hand Street. This wonderful building has a listed thatch roof and façade and offers an astute purchaser a unique opportunity to purchase a piece of local history that offers a residential and commercial element. Ideally positioned in the heart of Skerries the property comprises of No 18 Thomas Hand Street, this section of the property offers the commercial element and has an open plan room on the ground floor with guest wc. A spiral staircase leads up to a small mezzanine. No 19 Thomas Hand Street offers the residential element of the property and comprises of a living room, two generous bedrooms, a kitchen/ dining room and shower room. There is access to the large secluded rear garden, there is an additional purpose-built studio, this room offers an ideal space for a home office. The large, secluded garden is predominantly laid in lawn and offers further potential to extend (subject to p.p) Outside to the front of the property there is ample space for off street parking. There are also a host of educational & sporting facilities on your doorstep. This vibrant small town offers many cafes, restaurants and bars which regularly feature in the top 10 in Ireland and numerous sporting clubs including golf, sailing, rugby, football, GAA, tennis, beaches and coastal walks all within easy walking distance from this charming home.

## ACCOMMODATION

18 Thomas Hand Street:	Commercial Space
2.85m x 4.33m	This open plan commercial space has access to a wc, a feature spiral staircase leads to a mezzanine level.

19 Thomas Hand Street:	Residential Space
Reception Room: 3.19m x 6.73m	This open plan room is positioned in the centre of the cottage and offers an ideal space to unwind. From here there is direct access to the two bedrooms, shower room and kitchen. There is also access to the rear garden.
Kitchen: 3.72m x 2.96m	The kitchen is fitted with wall and floor units and has plumbing for a washing machine. Two large windows flood this space with natural light.
Bedroom One: 2.96m x 4.32m	Bright and spacious double bedroom.
Bedroom Two: 2.53m x 4.00m	Bright and spacious double bedroom.
Shower Room: 1.75m X 3.04m	The shower room is fitted with wc, whb and corner shower with tiled surround.

## FEATURES

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- GFCH
- Listed thatch roof & facade
- Large rear garden
- Off street parking
- Commercial & Residential property
- Modern Interior
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

## IMAGES







## PRICE

AMV €385,000

## VIEWING

By appointment  
Barry O'Driscoll

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 REA 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'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 2022 and 31 of December 2022.

**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.



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

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