

For Sale

By Private Treaty

Guide Price

€520,000

grimes[®]



4 Bed Semi-Detached House – c 111m² / 1,194 ft²

FOR SALE BY PRIVATE TREATY

37 The Promenade

Kellys Bay

Skerries

Co. Dublin

K34 EY67

BER C2



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring this 4-bedroom semi-detached home to the market. Located towards the end of Kellys Bay Promenade this is a beautifully presented, spacious home with South facing rear garden. Kellys Bay is a mature sought after development in a superb location offering easy access to local amenities, schools, sporting facilities, the coastline, beaches, and transport links.

The property benefits from a spacious driveway to the front offering off street parking and is perfectly positioned overlooking a green area to the front. To the rear there is a well-maintained South facing garden with patio area and garden shed. Accommodation briefly comprises of entrance porch, guest WC, living room, kitchen/dining area, 4 bedrooms (master en-suite) and family bathroom. The property is extremely well presented throughout.

Skerries is a vibrant coastal town with a host of amenities to include sports clubs, restaurants, cafes, bars, boutique shops, beaches, a sunny west facing harbour and an excellent selection of schools.

ACCOMMODATION

Entrance Hallway 1.88m x 1.59m	Accessed via the front porch, the hallway is spacious and has a guest WC with tiled flooring
Living room 3.45m x 5.72m	Located to the front of the property with wooden floors and feature gas fire. Double doors lead to the open plan kitchen / dining area.
Kitchen / Dining Room 2.62m x 6.16m / 2.80m x 4.57m	Fitted kitchen with apex timber clad ceiling and tiled floor. Full height built in units for additional storage. Dining area with french doors access to rear patio area.
Landing 2.63m x 2.93m	Access from landing to all four bedrooms and family bathroom.
Family bathroom 2.02m x 1.71m	Recently refurbished with WC, wall hung vanity unit and rain shower. Tiled floor to ceiling. Heated towel rail.
Bedroom 1: 2.69m x 4.75m	Located to the front of the property, this large double bedroom has built in wardrobes and an en-suite. Wooden floors.
En-Suite: 1.52m x 2.43m	With WC, WHB and shower. Fully tiled.
Bedroom 2: 2.43m x 3.40m	Located to rear of property with fitted wardrobes and wooden floors.
Bedroom 3: 2.90m x 2.52m	Located to rear of property with fitted wardrobes and wooden floors.
Bedroom 4: 2.64m x 2.28m	Located to the front of the property with wooden floors.

FEATURES

- Excellent condition throughout
 - GFCH heating & double-glazed windows
 - Off street parking to the front
 - Located overlooking green area to the front
 - Easy maintenance South facing rear garden
 - Ideal located within easy reach of all local amenities and recreational facilities
 - Easy access of Dublin Airport, M1, M50 and City Centre
 - Skerries has an excellent choice of schools and sports clubs
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IMAGES





PRICE

AMV €520,000

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 3.75% (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 2024.

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

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

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