

For Sale

By Private Treaty

AMV

€460,000

grimes<sup>®</sup>

RUSH HARBOUR



2 Bedroom Bungalow on large site – c.89m<sup>2</sup> / 958ft<sup>2</sup>

**FOR SALE BY PRIVATE TREATY**

Ballykea  
Loughshinny  
Co. Dublin  
K34 P951



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to bring this excellent investment opportunity to the market. The bungalow in Ballykea was built in 1950 and sits on a partially residential zoned site measuring approx. .6 acres. The accommodation briefly comprises of a bright sunroom foyer, two double bedrooms, bathroom, large sitting room to front of property with kitchen and utility area to rear of property from which there is access to the rear garden.

The bungalow has been vacant for a number of years and may be eligible for the Vacant Property Refurbishment Grant. This grant provides funding so you can refurbish vacant homes. To get this grant, you must live in the home as your principal private residence when the work is completed. You can find more information on gov.ie & the Citizens Information website. Further grants from SEAI for heating/insulation may also be available. Interested parties are advised to seek their own independent advice on grants, finance and renovation costs.

Loughshinny is a pretty seaside village that still retains that old-world charm, located on the outskirts of Skerries. Ballykea is just a short walk from the picturesque working harbour and safe sandy beach. There is a small community centre, primary school, Montessori and local pub all within a few minutes' walk of the property. It is also served by the 33 Dublin bus and is within easy access of the M1, M50 and Dublin Airport. Loughshinny is located just a few minutes' drive from both Rush & Skerries.

## ACCOMMODATION

Entrance Sun Room: 2.37m x 3.83m	Bright and welcoming entrance sun room foyer
Hallway: 1.22m x 5.53m	Access from hallway to bedrooms, bathroom living room and kitchen
Family bathroom: 3.22m x 2.27m	WC, electric shower, whb & window. Fully tiled floor to ceiling
Master Bedroom: 4.54m x 2.78m	Large double bedroom
Bedroom 2: 3.45m x 3.15m	Double room
Living Room: 3.41m x 4.37m	Living room located to front of property overlooking front garden
Kitchen: 4.53m X 4.33m	Kitchen opens into a utility area with guest WC and access to rear garden
Utility/Laundry: 3.74m x 3.66m	Storage space and plumbed for washing machine
Guest WC: 2.04m x 2.30m	Guest WC

## FEATURES

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- Vacant two-bedroom bungalow on large site
- Partially Residentially zoned site
- Surrounded by beautiful countryside views
- A few Minutes' Walk to Loughshinny harbour and beach
- Located just a short drive from the bustling towns of Rush & Skerries
- 100m from the 33 Dublin Bus stop
- Ample parking to front and rear
- The M1, M50 & Dublin Airport are within a 15–20 minute drive

## IMAGES





LOUGHSHINNY HARBOUR

## PRICE

AMV €460,000

## 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.

99 Strand Street, Skerries, Co Dublin, K34 R278

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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)



**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.

