

For Sale

By Private Treaty

AMV

€505,000

grimes[®]



4 Bedroom Semi-detached Home – c.127 sqm / 1,367 sqft

FOR SALE BY PRIVATE TREATY

25 The Strand,
Kelly's Bay
Skerries
Co Dublin
K34 N602



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring No 25 Kelly's Bay Strand to the market. Nestled along the picturesque coastline of North County Dublin, Kelly's Bay offers the perfect blend of seaside serenity and modern convenience. This sought after neighbourhood is the ideal setting for families, professionals, and anyone seeking a relaxed, vibrant lifestyle by the sea. Just a short stroll from Skerries' award-winning beaches, scenic coastal walks, and the charming town centre, residents enjoy an abundance of local cafés, artisan shops, and restaurants. Excellent transport links including the nearby Skerries train station and easy access to the M1 and Dublin Airport make commuting to Dublin City a convenient option.

While the property could benefit from some modernisation, No 25 offers spacious accommodation throughout in the form of 4 large bedrooms, (master en-suite) livingroom, kitchen, diningroom, utility, family bathroom and guest WC. There is a spacious East facing rear garden to the rear and off street parking to the front.

There is an excellent range of schools, sports clubs and recreational amenities all within walking distance.

ACCOMMODATION

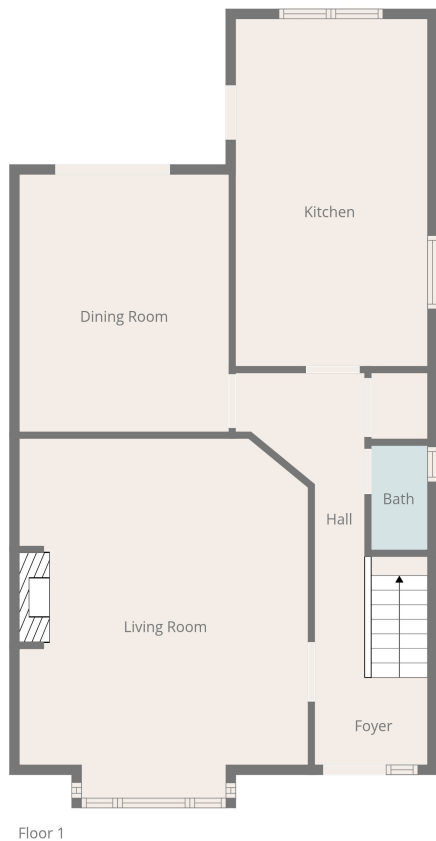
Entrance Hallway: 1.77m x 1.37m	With tiled floor, access to guest WC and utility room with gas boiler.
Living room: 4.53m x 5.64m	To the front of the property with wooden floor, feature fireplace and bay window,
Dining Room: 3.28m x 4.04m	Located to the rear of the property with access to the kitchen and hallway. Sliding patio doors to the rear garden.
Kitchen: 3.01m x 5.45m	Located to the rear of the property with door to rear garden. Fitted kitchen and tiled floor.
Guest WC: 1.6m x 0.88m	With WC, WHB and window.
Landing: 1.9m x 2.72m	With access to all four bedrooms and family bathroom. Woodne floor.
Master Bedroom: 4.45m x 3.51m	To the front of the property with fitted wardrobes, wooden flooring and en-suite.
En-Suite 2.35m x 1.14m	Fully tiled with shower, wc and whb.
Bedroom 2 3.78m x 3.51m	To the rear of the property with fitted wardrobes.
Bedroom 3 4.05m x 3.55m	To the rear of the property with fitted wardrobes.
Bedroom 4 3.55m x 2.79m	To the front of the property with fitted wardrobes.
Family Bathroom 1.96m x 1.78m	Bath with shower attachment, WC & WHB.

FEATURES

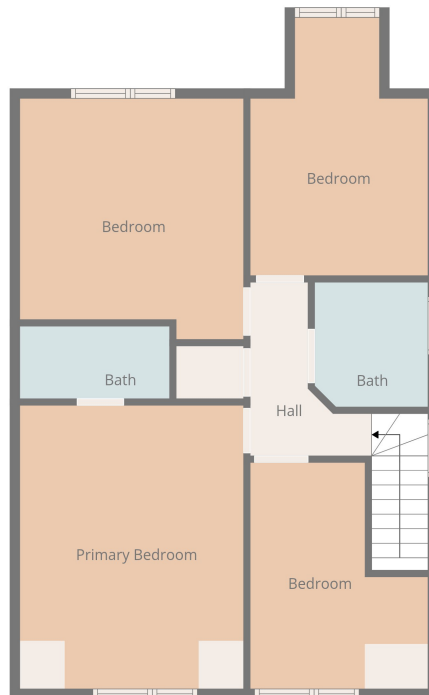
- Large four-bedroom home
 - Spacious accommodation throughout
 - Gas fired central heating
 - Close to the coastline for beautiful walks
 - Off street parking to the front.
 - Located within easy walking distance of schools, shopping centers, train station and local amenities.
 - Easy access to M1, M50, of Dublin Airport and Dublin City Centre
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IMAGES





Floor 1



Floor 2



PRICE

AMV €505,000

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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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.

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

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