

# For Sale

By Private Treaty

AMV

## €525,000

# grimes<sup>®</sup>



## 3 Bedroom Semi Detached Home – c. 86m<sup>2</sup> / 926ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

2 Shalloch Hill Grove  
Skerries  
Co. Dublin  
K34 TN84

**BER D2**



**grimes.ie**

PSRA Licence No. 001417

## DESCRIPTION

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Grimes are delighted to bring No. 2 Shalloch Hill Grove in Skerries to the market. This beautiful three-bedroom semi-detached home is ideally located in a quiet cul de sac overlooking a large green area. It is within easy walking distance of Skerries train station, schools, shops, sports clubs and Skerries town center, this property combines convenience, quality and comfort. There are three bright generously sized bedrooms and a family bathroom upstairs. Downstairs the living area is bright and spacious with the added advantage of off-street parking to the front and a sunny west facing rear garden. The property has been lovingly maintained and upgraded by its current owners.

Built in the early 1970's Shalloch Hill Grove is a quiet mature development where residents enjoy a warm neighbourhood vibe. It is only minutes' walk from the vibrant town center of Skerries that is filled with award winning restaurants and bars. Skerries offers the perfect balance of community and convenience with a host of clubs and sports facilities within a short stroll. Ideally located on the train and bus line, Skerries offers commuters easy access to the city center, Dublin Airport and the M1/M50 are just a short drive away.

## ACCOMMODATION

Foyer & Hallway: 1.86m x 0.88m	Entrance porch with tiled flooring opening into a bright hallway with laminate wood flooring
Living room: 4.09m x 3.64m	Spacious sitting room to front of property with open fireplace & feature bay window.
Kitchen / Dining Room: 3.13m x 3.19m 2.97m x 3.19m	Laminate wood flooring with shaker style kitchen units and access to the rear garden.
Bathroom: 2.33m x 1.42m	Shower, Whb, wc . Fully tiled floor to ceiling
Master Bedroom: 4.17m x 3.78m	Located to the front of the property, large double room with built in wardrobes and wood laminate flooring with feature bay window
Bedroom 2: 4.17m x 3.06m	Double room with built in wardrobes located to the rear of the property. Wood laminate flooring
Bedroom 3: 2.33m x 1.42m	Single room located to the front of the property. Wood laminate flooring and small storage closet

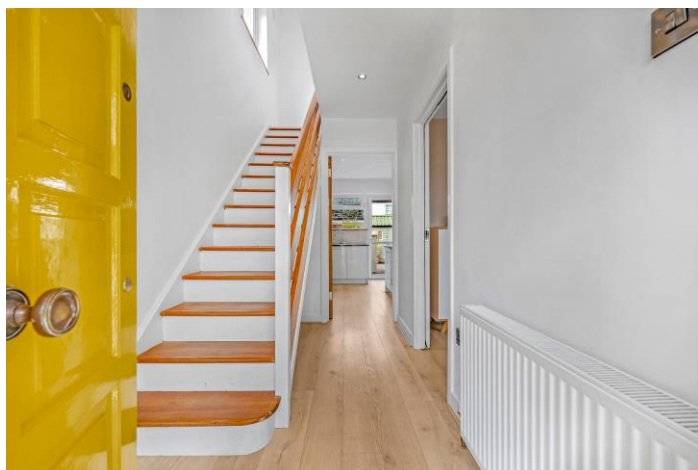


## FEATURES

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- Located in a quiet cul de sac of only 18 houses
  - Overlooking a large green area
  - Off street secure parking to front of house
  - Side access to sunny West facing rear garden
  - Ideally located within easy reach of all local amenities and recreational facilities
  - Less than 5-minute walk to Skerries train station
  - Recently upgraded to include newly fitted kitchen and bathroom
  - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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## IMAGES





## PRICE

AMV €525,000

## 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 (e.g. €300k = €3k)

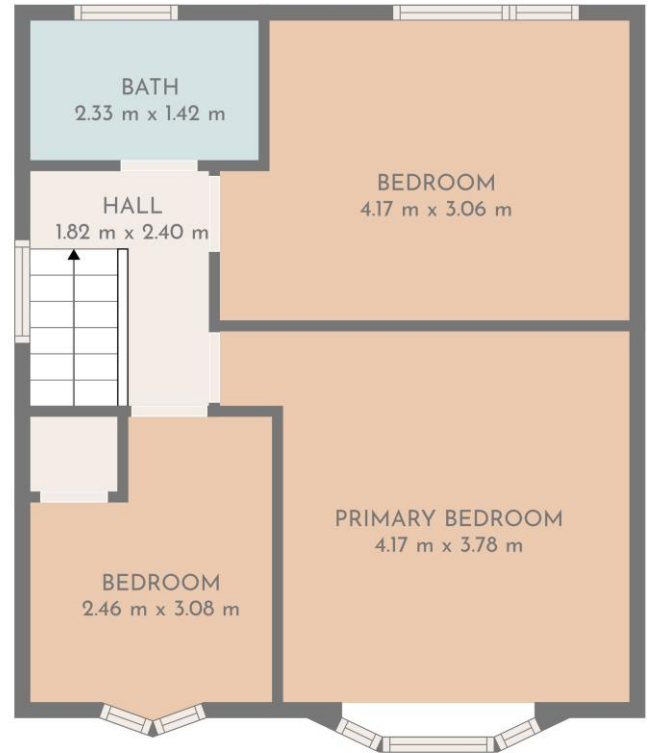


EBS d.a.c. is regulated by the Central Bank of Ireland.

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FLOOR 2

FLOOR 1

**TOTAL: 86 m<sup>2</sup>**  
 FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 42 m<sup>2</sup>  
 EXCLUDED AREAS: BAY WINDOW: 2 m<sup>2</sup>  
 WALLS: 8 m<sup>2</sup>

**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.