

# For Sale

By Private Treaty

AMV

## €765,000

# grimes<sup>®</sup>



5 Bedroom Detached Home – c. 170.21 sqm / 1829.86 sqft

**FOR SALE BY PRIVATE TREATY**

4 Tanager  
Barnageeragh Cove  
Skerries  
Co Dublin  
K34 Y584

**BER A3**



**grimes.ie**  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to present No. 4 Tanager in Barnageeragh Cove to the market. This exceptional three-level, five-bedroom detached residence offers a superb blend of space, style, and modern coastal living in Skerries.

Extending over three well-designed levels, the property provides generous and versatile accommodation ideal for modern family life. On the ground floor, a bright and spacious living room featuring a large bay window flows seamlessly into the open-plan kitchen, dining, and family area, creating an ideal layout for both everyday living and entertaining. A utility room and guest WC are conveniently positioned just off this space. On the first floor, there are three generously proportioned bedrooms, including one en-suite, along with a standout landing area that lends itself perfectly to use as a home office or reading nook. A well-appointed family bathroom completes this level. The second floor is dedicated to a fantastic main bedroom suite, complete with walk-in wardrobe and en-suite. A fifth bedroom and a large storage room further enhance the flexibility of this floor. In addition to the storeroom there is also a floored attic for extra storage. Externally, the rear garden has been beautifully maintained and features a patio area ideal for outdoor dining and entertaining in a private and secure setting.

Tanager forms part of the highly regarded Barnageeragh Cove development, ideally located just minutes from the many amenities that Skerries has to offer—including beaches, schools, cafés, restaurants, and shops. Transport links are excellent, with both rail and bus services nearby, while Dublin Airport and the M1 motorway are easily accessible, ensuring convenient connectivity. For those with an active lifestyle, the area boasts an excellent selection of sports and recreational facilities, including golf, sailing, rugby, GAA, and tennis clubs

## ACCOMMODATION

Entrance Hallway: 1.80m x 5.23m	Spacious and bright entrance foyer with printed tiled flooring and understairs storage
Living room: 3.38m x 5.27m	Stylish living room to front of property with media unit, bay window and wood effect flooring
Kitchen: 2.84m x 2.79m Dining area: 3.38m x 5.57m	Large open plan kitchen with dining area located to the rear of the property. High gloss kitchen units and printed tiled flooring. Access to utility & the rear garden
Guest WC: 1.80m x 1.22m	Wc and whb, tiled floor
Bedroom 1 / Family Room: 2.29m x 2.98m	Single bedroom currently used as a family room. Wood effect flooring.
Bedroom 2 3.38m x 3.41m En-suite 1.58m x 2.35m	Double bedroom located to the rear of the property with wood effect flooring. Access to en-suite with Wc, Whb and walk in shower
Bedroom 3 3.38m x 4.30m	Large double bedroom located to the front of the property with large floor to ceiling bay window. Wood Effect flooring
Family Bathroom 1.70m x 2.37m	With Wc, Whb and bath with shower attachment
Master Bedroom: 3.22m x 5.06m Ensuite: 1.77m x 2.53m	Located to the front of the property a large double room with carpet flooring and access to ensuite bathroom & walk in closet Whb, Wc and large walk in shower. Tiled flooring and surrounds
Bedroom 5: 2.40m X 4.04m	Located to the front of the property, a large double room with carpet flooring and floor to ceiling window
Attic space: 5.28m x 2.91m	Additional storage space

## FEATURES

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- Beautiful Five-bedroom home with spacious accommodation throughout
- A3 BER Rating
- Gas fired central heating
- Superbly positioned within a few minutes' walk to Barnageeragh Beach
- West facing rear garden with side gate access
- Off street parking to the front for 2 cars
- Located within easy walking distance of schools, shopping centers, train station and local amenities

## IMAGES

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## PRICE

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AMV €765,000

## VIEWING

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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?

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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 3.2% (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 2026.

**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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**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.