

For Sale

By Private Treaty

AMV

€495,000

grimes^g



3 Bedroom Semi Detached House – c118.1m² / 1,271.2 ft²

FOR SALE BY PRIVATE TREATY

31 The Close
Orlynn Park
Lusk
Co Dublin
K45 Y285



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to present No. 31 The Close, a beautifully maintained three bedroom semi-detached residence ideally located within the highly sought-after Orlynn Park development in Lusk. This mature and family-friendly neighbourhood is renowned for its quiet surroundings, landscaped green spaces, and convenient access to local amenities, making it an excellent choice for first-time buyers, growing families, and investors alike.

Constructed in 1995, the property is presented in very good condition throughout and extends to approximately 118.1 m², offering bright and well-proportioned accommodation designed for modern living. At the heart of the home is a spacious open plan kitchen and dining area, complemented by a comfortable living room to the front, providing an ideal balance of everyday functionality and space for entertaining. Upstairs, the accommodation comprises three generously sized bedrooms, all offering ample storage and natural light. The master bedroom benefits from an en-suite bathroom, while the remaining bedrooms are well suited for family use, guests, or a home office. A contemporary family bathroom completes the first floor. Externally, the property enjoys a private rear garden with views of Lusk Tower, ideal for outdoor dining and relaxation, along with off-street parking to the front. Overall, No. 31 The Close represents a superb opportunity to acquire a well-located and stylish home in a popular residential setting, combining comfort, practicality, and strong appeal for a wide range of buyers.

Lusk is a thriving and growing village with a host of amenities including shops, cafés, restaurants, supermarkets, and both primary and secondary schools. There are excellent transport links with regular Dublin Bus services and nearby train stations providing easy access to the city centre. The M1, M50 and Dublin Airport are all within easy reach, making this an ideal location for commuters.

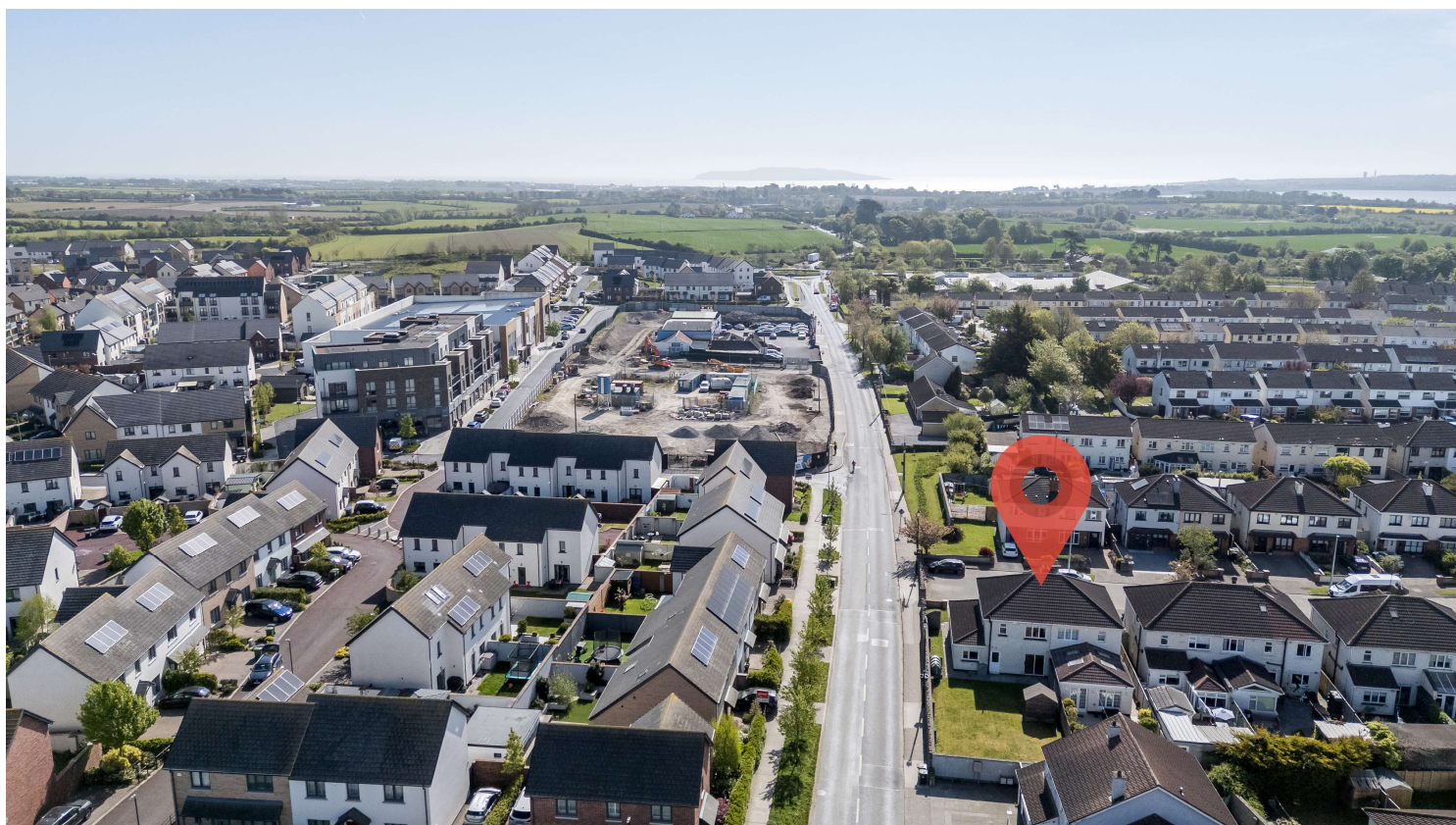
Entrance Hallway: 1.80m x 4.45m	With wood effect flooring.
Living Room: 3.32m x 5.14m	Located to the front of the property with wood effect flooring and feature fireplace. Double doors leading to the dining area.
Dining Room: 3.31m x 3.63m	With wood effect flooring and double doors leading to the rear garden.
Kitchen: 4.33m x 3.62m	Spacious kitchen with tiled flooring and fully fitted kitchen. Window and door ensure the space is bright and provide access to a large rear garden with views of Lusk Tower.
Family Room: 2.38m x 5.13m	Located to the front of the property with wood effect flooring, can be used as another living room, Bedroom, office, playroom etc.
Guest Bathroom 0.80m x 1.60m	WC & WHB
Master Bedroom 3.08m x 3.90m	Large double bedroom with wood effect flooring & fitted wardrobes
En-Suite 2.03m x 1.53m	WHB, WC and walk in shower. Window for ventilation.
Bedroom 2: 2.63m x 4.04m	Located to the front of the property, double room with wood effect flooring and fitted wardrobes.
Bedroom 3: 2.48m x 2.42m	Located to the front of the property with wood effect flooring.
Main Bathroom: 2.03m x 1.99m	WC, Whb, corner bath with shower attachment. Tiled floor to ceiling. Window for ventilation.

FEATURES

- Large 3 bed semi detached home in the heart of Lusk
- Off Street Parking
- Views of Lusk Tower from Rear Garden
- Bright and spacious accommodation throughout.
- OFCH
- Rush & Lusk Train station close by
- Primary & Secondary schools within short walking distance
- Easy access to M1, M50 motorways & Dublin Airport

IMAGES





PRICE

AMV €495,000

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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MORTGAGE ADVICE:

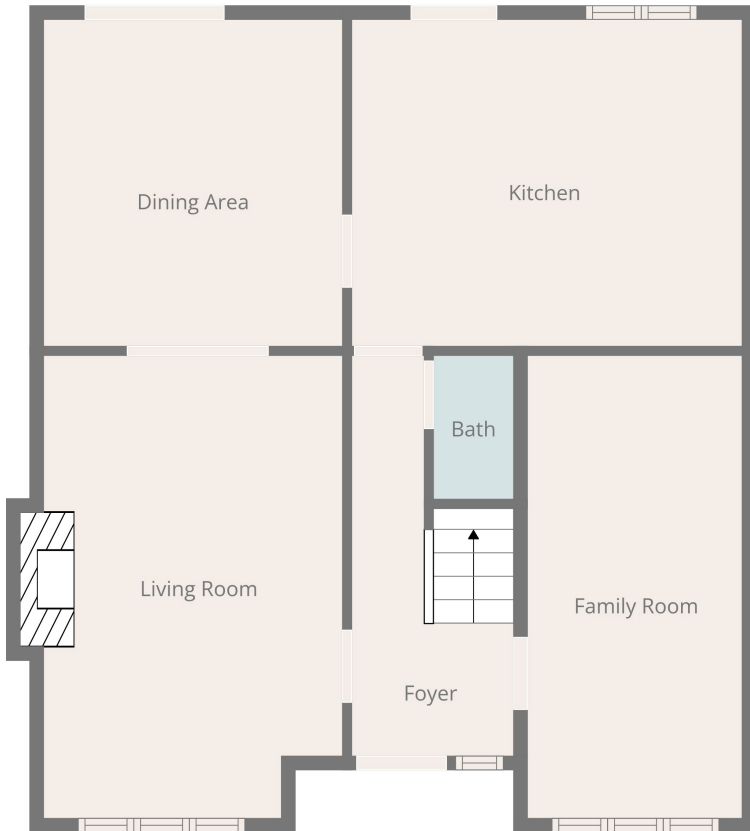
As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2026.

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)

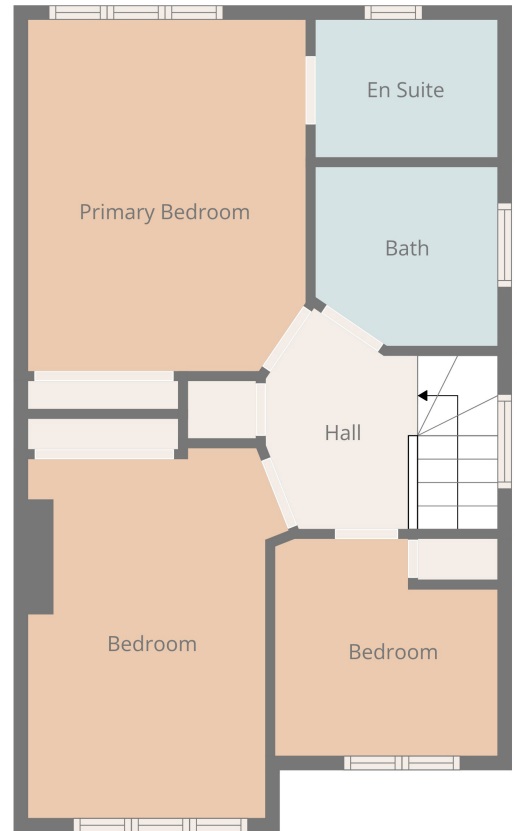
1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (e.g. €300k = €3k)



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1st Floor



2nd Floor



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.