

# For Sale

By Private Treaty

AMV

## €380,000

# grimes<sup>g</sup>



4 Bed Detached Home – 122m<sup>2</sup> / 1313.20ft<sup>2</sup>  
AMV €380,000

## FOR SALE BY PRIVATE TREATY

16 Coopers Walk,  
Lusk,  
Co Dublin  
K45 AW93

**BER D1**



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

## DESCRIPTION

### **OPPORTUNITY – CASH BUYER ONLY. PROPERTY IS AFFECTED WITH PYRITE**

Grimes are delighted to bring no. 16 Coopers Walk in Lusk to the market. No. 16 is a spacious four-bedroom detached home with a south facing rear garden and off-street parking for two cars. The property offers an exceptional opportunity for cash buyers who are potentially looking for an investment or their forever home. Accommodation comprises of entrance hall, living room, kitchen / dining Room, Family room, guest bathroom, four bedrooms, master with en-suite and family bathroom.

This property is conveniently located within easy walking distance from both Lusk shopping center and the main street in Lusk where all local amenities & services are available. Lusk Village hosts a range of amenities including shops, schools and a range of community & sports clubs to include Soccer, GAA and an Athletics club. Lusk is a small and beautiful village situated convenient to Skerries and Rush and is within easy commuting distance to Dublin Airport, M1 / M50 Motorways & Dublin City Centre.

## ACCOMMODATION

Entrance Hallway 4.66m x 5.19m	Bright entrance hallway.
Living room 4.80m x 3.98m	Laminate wood flooring with feature fireplace located to rear of property.
Kitchen / Dining Room 6.01m x 4.48m	Shaker style kitchen with tiled flooring. Sliding door accessing rear garden.
Guest bathroom: 1.57m x 3.24m	Tiled floor and half tiled wall with wc, whb.
Family Room / Office: 2.90m x 4.53m	Located to the front of the property with wood laminate flooring.
Master Bedroom: 2.90m x 5.08m	Large Master Bedroom with fitting wardrobes, laminate wood flooring and en-suite.
En-Suite: 1.80m x 2.06m	Half tiled wall with wc, whb and shower.
Bedroom 2: 4.07m x 2.53m	Double bedroom located to the front of the property with fitted wardrobes.
Bedroom 3: 4.07m x 1.85m	Laminate wood flooring and fitted wardrobes.
Bedroom 4: 2.94m x 3.44m	Double bedroom located to the rear of the property with wood laminate flooring and fitted wardrobes.
Family Bathroom: 1.76m x 2.71m	Fully tiled bathroom with wc, whb, bath with shower attachment.

## FEATURES

---

- Exceptional opportunity for a cash buyer
  - Large 4 bedroom detached home
  - South facing rear garden
  - GFCH
  - Off street parking for two cars
  - Bright and spacious throughout
  - Walking distance of schools, sports clubs and Rush & Lusk train station
  - Easy access to M1, M50 motorways & Dublin Airport
- 

## IMAGES





## PRICE

---

AMV €380,000

## 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

T: 01-8490129  
M: 086-0493117  
E: [louise@grimes.ie](mailto:louise@grimes.ie)

## 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 d.a.c. is regulated by the Central Bank of Ireland.  
E: [alacogue.daly@mail.ebs.ie](mailto:alacogue.daly@mail.ebs.ie)  
E: [robert.grimes@mail.ebs.ie](mailto:robert.grimes@mail.ebs.ie)  
T: (01) 9637300



FLOOR 1



FLOOR 2

TOTAL: 121 m<sup>2</sup>  
 FLOOR 1: 61 m<sup>2</sup>, FLOOR 2: 60 m<sup>2</sup>