

# For Sale

By Private Treaty

AMV

## €425,000

# grimes<sup>®</sup>



## Large 3 Bed Duplex Townhouse – 105 Sqm / 1130 Sqft

FOR SALE BY PRIVATE TREATY

61 St. Samson's Square,  
Balgriffin,  
Dublin 13,  
D13 TX45

PSRA No. 001417



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

## DESCRIPTION

Grimes is delighted to introduce this immaculately presented 3-bedroom duplex in the highly sought-after Saint Samson Square, Balgriffin, Dublin 13. Offering everything you need for comfortable, modern living in a peaceful yet connected community, No 61 offers spacious duplex layout spread across two floors. There are three generously sized bedrooms, including a master with en suite – perfect for growing families or those who need a home office. There is a private garden with patio area to the rear with pedestrian access to a secure communal area. There is a designated car parking space to the front.

Located off the Malahide Road just minutes from Clarehall Shopping Centre, Donaghmede SC, and the retail parks of Coolock. Within easy access to nearby parks, golf clubs and beaches this property offers something for everyone. Local amenities include shops, creches and gyms, all within close proximity. For families there are newly built primary and secondary schools all within walking distance.

This area has become a firm favourite with young professionals, families, and savvy investors alike offering modern homes, excellent value for money, and the perfect balance between suburban calm and city access.

Accommodation briefly comprises of Kitchen/Dining, Livingroom, Bathroom, 3 generous bedrooms (master en-suite) and family bathroom.

## ACCOMMODATION

Entrance Hallway: 6.90m x 1.51m	Bright entrance hall with wooden flooring and under stair storage area.
Kitchen/Dining Room: 4.92m x 2.22m	To the front of the property with fitted kitchen, tiled splashback and floor.
Pantry: 1.21m x 1.86m	Storage area off hallway,
Guest WC: 1.41m x 1.47m	Spacious bathroom with wc, whb and feature wall panelling.
Livingroom: 4.70m x 4.99m	With wooden floor, feature fireplace and sliding patio doors to the rear garden. Large spacious room.
Landing 1.46 m x 4.6m	With access to all bedrooms.
Main Bathroom: 1.99m x 1.19m	Bath with shower attachment and shower screen, WC & WHB.
Bedroom 1: 2.91m x 3.63m	Spacious double bedroom with en-suite and 3 x double built in wardrobes.
En-Suite: 1.99m x 1.19m	With tiled floor and shower area, WC & WHB.
Bedroom 2: 4.99m x 2.50m	Large double bedroom to the rear of the property currently presented as spacious office space with guest bed and built in wardrobes.
Bedroom 3: 4.79 m x 2.10m	Spacious bedroom to the rear of the property with fitted wardrobes.



## FEATURES

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- Management Company fee 2024/2025: €1,725 to include block insurance and bin collection.
  - A stone's throw from M50, M1 and Malahide Road – ideal for commuters or anyone needing great road connectivity.
  - 1 designated parking space to the front of the property,
  - Ideally located within easy reach of all local amenities and recreational facilities
  - Beautifully presented home in turnkey condition throughout.
  - Excellent transport links: Close to Clongriffin DART Station and bus routes with quick access to the city centre and Dublin Airport
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## IMAGES





FLOOR 1



FLOOR 2



## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (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)



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## PRICE

AMV €425,000

## 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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