

For Sale

By Private Treaty

AMV

€495,000

grimes[®]



5 Bed Townhouse – 161m² / 1732.99ft²

FOR SALE BY PRIVATE TREATY

Treen Hill,
Lusk,
Co Dublin
K45 D728



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring 'Treen Hill', Lusk to the market. Built in c. 1930's, this property is currently split into two separate units, the main house is positioned to the left and is accessed from main street of Treen Hill, accommodation comprises of small entrance hall with access to sitting room to front left of property, the kitchen is accessed from the sitting room to the rear of the property, there is a small sunroom with access to the West facing rear garden. There is a corridor that runs from the sitting room accessing three small bedrooms, a bathroom and storage room. The heating for the main house is OFCH. The 2nd property is a two-bedroom home accessed down a small lane that runs to the right of the property. There are two generous sized bedrooms a large open plan kitchen and sitting room with high ceiling, bathroom and storage press. There is a small garden with block built shed to rear of property. This property is connected to GFCH. The two properties are connected through an interconnecting door.

This property is conveniently located within walking distance from 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



TOTAL: 161 m²
FLOOR 1: 161 m²
EXCLUDED AREAS: BAY WINDOW: 1 m², FIREPLACE: 1 m²
WALLS: 10 m²

FEATURES

- 5 bed Townhouse in need of modernisation
 - Two interconnecting properties
 - West Facing Rear Garden
 - 2nd part of the home rented separately for a number of years
 - Close to schools, sports clubs and Rush & Lusk train station
 - Easy access to M1, M50 motorways & Dublin Airport
-

IMAGES





PRICE

AMV €495,000

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

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.

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

E: robert.grimes@mail.ebs.ie

T: (01) 9637300