

For Sale

By Private Treaty

AMV

€495,000

grimes[®]



3 Bedroom Semi Detached Home – c. 140m² / 1,507ft²

FOR SALE BY PRIVATE TREATY

20 Station Road
Lusk
Co. Dublin
K45 DE26

BER A3



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to welcome no. 20 Station Road in Lusk to the market. No. 20 offers spacious and bright accommodation throughout and comes to the market in showhouse condition. Built in 2019, this stunning A rated home offers PV solar panels for reduced electricity running costs, high levels of roof, wall and floor insulation, this quality home also qualifies for the Green Mortgage Rate.

Accommodation briefly comprises of entrance hallway, open plan kitchen with large dining area, living room, utility and guest WC. Upstairs there are three double bedrooms (master ensuite) and a family bathroom. There is a clever office space designed for two workspaces and ample storage. Outside to the side of the property there is garage providing secure off-street parking. To the rear the low maintenance private North-easterly facing rear garden offers the perfect space to relax and unwind.

Living on Station Road in Lusk offers a great blend of commuter convenience, modern amenities and a family friendly community lifestyle. There are a range of shops and cafes on your doorstep that include Lidl and Supervalu. Station Road is also within easy walking distance of a great selection of schools to include both primary and secondary. There are a host of sports clubs and recreational activities in the immediate area.

Early viewing strongly advised...

FEATURES

- A rated energy efficient home
 - Climote remote heating control system
 - Water softener for all water in property to include drinking tap
 - Secure garage providing off street parking
 - Contemporary styled kitchen from BeSpace
 - Separate utility room with access to rear garden
 - Stunning easy maintenance rear garden
 - Located in the heart of Lusk town center
 - Excellent choice of both primary and secondary schools in the area
 - Ideally located close to sports clubs and recreational facilities
 - Easy access to the M1, M50, Dublin Airport and Dublin City Centre
-

ACCOMMODATION

Entrance Hallway: 2.13m x 4.32m	Bright welcoming entrance hallway with wood effect tile.
Living room: 3.79m x 4.32m	Positioned to the front the property, with beautiful wood tile flooring, built in storage unit, door connecting to kitchen and dining area.
Kitchen/Dining Room: 2.34m x 3.23m 4.90m x 4.41m	The kitchen is a stunning open plan layout positioned to the rear of the property with wood effect tile. There is a double door accessing the rear garden.
Utility room: 2.24m x 1.71m	Spacious utility room plumbed for washing machine and tumble dryer with ample storage and access to the garage.
Guest WC: 1.23m x 1.60m	Washhand basin & WC with tiled flooring and splashback.
Landing: 5.10m x 2.02m	Offering access to the three double bedrooms, office, family bathroom and storage room. With carpet flooring.
Family bathroom: 2.27m x 2.02m	WC, Whb and bath, tiled flooring
Master Bedroom: 3.15m x 4.51m	Located to the front of the property, this large double bedroom has shaker-style fitted wardrobes, carpet flooring and access to modern ensuite bathroom.
En-Suite: 1.67m x 1.95m	Shower, washhand basin & WC with tiled flooring and splashback.
Bedroom 2: 2.98m x 3.87m	Located to the front of the property, this generous double bedroom also has shaker-style fitted wardrobes and carpet flooring.
Bedroom 3: 3.38m x 3.87m	Located to the front of the property, bedroom 3 is a generous double bedroom with carpet flooring.
Office space / storage 4.67m x 2.15m	A large storage room has been cleverly designed and reconfigured to accommodate two workstations with velux windows, and still room to accommodate ample storage.

PHOTOS





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