

For Sale

By Private Treaty

Guide Price

€465,000

grimes<sup>®</sup>



3 Semi Detached House – c 103m<sup>2</sup> / 1,108.68 ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

22 The Rise  
Skerries Rock  
Skerries  
Co. Dublin  
K34 FY06



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to bring no. 22 The Rise in Skerries Rock to the market. This lovely family home has recently been upgraded to include new flooring and painting throughout the property. No. 22 is a three bedroom semi detached family home and is ideally located in a quiet cul de sac overlooking green space. Skerries Rock is a popular development situated within close proximity of all local amenities to include Skerries Train Station, bus stops, sports clubs and is less than a 10 minute walk to the town center that hosts an abundance of excellent amenities.

Internally the accommodation comprises; entrance hallway with guest WC, two interconnecting reception rooms, the main room to the front has a feature fireplace and bay window and overlooks a large green area. The kitchen is located to the rear of the property with access to a small sunroom accessing the rear garden. Upstairs there are three bedrooms and a family bathroom, the master bedroom has an en-suite, there is a driveway to accommodate off street parking, and side pedestrian access leads to a very private rear garden.

Skerries is a beautiful coastal town almost surrounded by the sea with a host of amenities including shops, boutiques, schools, cafes, restaurants, bars and leisure facilities and clubs including golf, sailing, rugby, football, GAA, tennis, beaches and coastal walks. Skerries is served by Skerries Train Station, Dublin Bus with the M1 and Dublin Airport within easy reach.

## ACCOMMODATION

Entrance Hallway: 1.74m x 4.74m	The entrance hallway has a guest WC and is finished wooden flooring.
Living Room: 3.29m x 5.38m	The living room has a bay window that overlooks the large green area to the front. An open fireplace creates a real focal point. Double doors open through to the dining room. Wooden flooring.
Dining Room: 2.69m x 3.48m	The dining room offers an ideal space to entertain, there is access through to the kitchen and sunroom. Wooden flooring.
Kitchen: 2.27m X 6.31m	The kitchen is fitted with wall and floor units, there is plumbing for a washing machine. Two windows flood this space with natural light and there is access to the sunroom. Herringbone flooring.
Sunroom: 1.92m x 2.61m	The sunroom opens to the rear garden and offers an ideal space to unwind. Tiled flooring.



Bedroom One: 3.93m x 4.20m	Located to the front of the property this room has a feature bay window, wooden flooring, built in storage and access to the en-suite.
En-suite: 1.47m x 1.68m	The en-suite is fitted with wc, whb and shower with recently tiled surround and flooring.
Bedroom Two: 3.03m x 3.20m	Bright and spacious double bedroom with built in wardrobes and wooden floor.
Bedroom Three: 2.09m x 3.78m	Bright and spacious single bedroom located to the rear of the property with wooden floor and built in wardrobe,
Bathroom: 1.97m x 1.94m	The bathroom is fitted with wc, whb and bath with tiled surround and tiled flooring. A sky light provides natural light.

## IMAGES

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## FEATURES

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- GFCH Heating
- Freshly repainted throughout.
- New flooring throughout.
- Off Street Parking
- Mature Cul De Sac Setting
- Ideally located within easy reach of all local amenities and recreational facilities
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre







## PRICE

AMV €465,000

## 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.

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R278

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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 3.75% (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 2024.

**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**

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