

For Sale

By Private Treaty

Guide Price

€380,000

grimes[®]



3 Bed Semi Detached House – c 115m² / 1,237 ft²

FOR SALE BY PRIVATE TREATY

70 Castleland Park Way

Balbriggan

Co. Dublin

K32 HH24

PSRA No. 001417



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring this beautiful three-bedroom semi-detached property to the market. Built in 2019 no 70 is perfectly located within a sought after newly constructed development offering easy access to local amenities and the M1. The property benefits from a spacious cobble lock driveway to the front offering off street parking and a well-presented garden to the rear with home office.

Balbriggan is a well-situated coastal town with a host of amenities and offers excellent commuter links to the city centre which is c37km away. There are rail and bus links to the city centre and easy access to the M1 via the Naul/Balbriggan Road. Balbriggan town has multiple choice of schools both primary and secondary, shopping centers, restaurants and local sports clubs to include golf, rugby, cricket, GAA, soccer and athletics.

Balbriggan is currently seeing the start of extensive revitalization with extensive funding currently being expended to revitalise the town Center, harbour and surrounding amenities. Please visit <https://balbriggan.ie> for more information.

ACCOMMODATION

Entrance Hallway 2.63m x 5.97m	Bright entrance hallway with tiled floor and guest WC.
Guest WC	WC, WHB, tiled floor and window.
Living room 3.71m x 5.37m	Spacious living room to the front of property with wooden floors.
Kitchen / Dining area 2.88m x 3.16m / 2.86m x 4.47m	Modern fitted kitchen with integrated appliances and tiled floor. Open plan dining/living area with tiled flooring and French doors to the rear garden. There is a spacious pantry off the kitchen
Utility room 3.42m x 1.21m	Tiled floor, ample storage, plumbed for washing machine.
Landing 3.65m x 3.77m	Access from landing to all three bedrooms and family bathroom.
Family bathroom 1.99m x 1.96m	WC, WHB and bath. Tiled floor and tiled splashback to bath area.
Bedroom 1: 5.75m x 3.39m	Located to the rear of the property, this large double bedroom has wooden floors, built in wardrobes and an en-suite.
En-Suite: 1.22m x 2.26m	With WC, WHB and shower. Tiled floor.
Bedroom 2: 3.02m x 3.68m	Located to the front of property with wooden floor and built in wardrobes.
Bedroom 3: 2.63m x 4.27m	Located to the front of property with wooden floor and built in wardrobe.

FEATURES

- A rated energy efficient home
- Presented in excellent condition throughout
- Air to water heat pump & triple glazed windows
- Off street parking to the front
- Located close to schools, shopping centers, train station and local amenities
- Easy access to M1, M50, of Dublin Airport and Dublin City Centre
- Paved rear garden with home office
- Cobble driveway to the front

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

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

EBS d.a.c. is regulated by the Central Bank of Ireland.
E: alacoque.daly@mail.ebs.ie
E: robert.grimes@mail.ebs.ie
T: (01) 8490129