

For Sale

By Private Treaty

AMV

€865,000

grimes<sup>®</sup>



4 Bedroom Detached Home – c. 141 sqm / 1,517 sqft

FOR SALE BY PRIVATE TREATY

2 Seafield  
Baldoyle Road  
Sutton  
Dublin 13  
D13 X3N3



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to introduce no. 2 Seafield to the market. This is an exceptionally well-located property and is presented to the market in excellent condition throughout.

Located close to an abundance of amenities in Sutton and Howth such as renowned restaurants, bars, coffee houses, supermarkets, beaches and shopping centres. The Sutton Dart Station is a short stroll while there is a regular bus service to Dublin City Centre, Dublin Airport or Howth on the main road. Sporting and recreational facilities are also on your doorstep including Sutton & Howth Sailing Clubs, water sports, golf, tennis, rugby, GAA and hockey to name but a few. There are various coastal walks and cycle lanes on your doorstep and not forgetting the beautiful St Annes Park which is a few minutes drive away. There are numerous well regarded primary and secondary schools close by. Baldoyle Road is within easy access to the city center, IFSC, East Point Business Park, Dublin Airport, Universities, Hospital and the M1 and M50 motorways.

Accommodation briefly comprises of the following, open plan Kitchen/Diningroom/Livingroom, Utility Room, Livingroom, 4 bedrooms with master en-suite and 2 family bathrooms.

This property has been meticulously maintained over the years and has benefitted from bathroom and kitchen upgrades, it also has the benefit of off street parking via electric gates and a sunny South facing garden.

To appreciate all this property has to offer, viewing is highly recommended.

## ACCOMMODATION

Entrance Hallway: 2.04m x 2.63m	Bright entrance hall with wooden flooring.
Living room: 3.54m x 3.97m	To the front of the property with wood flooring, feature stove and window to the front of the property.
Kitchen/Dining Room: 3.43m x 9.68m	Beautiful built in kitchen with undercounter lighting, tiled counter area and integrated appliances. Tiled floor, integrated downlighters and french doors leading to the sunny South facing garden. An archway leads to a cosy living area with wooden floor and beautiful integrated glass fronted stove.
Utility room: 2.04m x 2.25m	Tiled floor, plumbed for washing machine.
Bedroom 1:	Spacious double bedroom with wooden floors & fitted wardrobes.
Family Bathroom 1 1.48m x 1.45m	Fully tiled from floor to ceiling. Walk in wetroom shower with glass panel, WC, WHB and window.
<b>First Floor</b>	
Master Bedroom 3.79m x 3.54m	With wooden floor, fitted wardrobes and en-suite.
En-Suite 1.84 x 2.28m	Recently renovated en suite with shower, vanity unit and WC. Marble tiled floors and walls. Skylight.
Bedroom 3: 3.43m x 3.79m	To the front of the property with wooden floors and fitted wardrobes.
Bedroom 4: 4.57m x 2.28m	With wooden flooring and built in cupboard/wardrobe.
Family Bathroom: 3.43m x 2.27m	Bright spacious family bathroom with bath, WC and WHB. Tiled floor and walls, large skylight.

## FEATURES

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- Beautifully presented 4-bedroom detached home
- Gas fired central heating
- Triple glazed windows
- Superb coastal location close to all amenities
- Spacious South facing side garden with cobble locked patio and barbeque area
- Off street parking via electric gates.
- Easy walking distance to the coast and local parklands.
- Excellent choice of schools and sports clubs within walking distance
- Good transport connectivity to Dublin City Centre, Dublin Airport and the M1 & M50

## IMAGES





## PRICE

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AMV €865,000

## VIEWING

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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?

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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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## 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 d.a.c. is regulated by the Central Bank of Ireland.

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