

For Sale

By Private Treaty

AMV

€545,000

grimes[®]



Stunning 2 Bedroom Apartment – c. 87.5 sqm / 942 sqft

FOR SALE BY PRIVATE TREATY

Apt 2 Rockabill

Skerries

Co. Dublin

K34 DP11

BER C1



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to introduce no. 2 Rockabill on the South Strand in Skerries to the market. This stunning ground floor two-bedroom apartment is perfectly positioned in the center of Skerries and comes to the market in showhouse condition. This exceptional development offers underground parking with one1 designated car space and a wonderful communal west facing rear garden.

Internally the accommodation presents in excellent condition throughout and is bright, spacious & airy. It briefly comprises of an entrance hallway with large guest bathroom, open plan sitting room with dining area, a kitchen and two large bedrooms, one of which boasts an ensuite. and a utility room.

The South Strand is considered by many to be one of the most exclusive areas in Skerries and is within easy walking distance of all the excellent amenities that Skerries offers. There are a host of educational options and sports clubs on your doorstep. Residents are spoilt for choice with beautiful coastal walks, local heritage museum at Skerries Mills, Argillan Castle & Demesne, nearby coffee shops, boutiques & many bars and award-winning restaurants.

Skerries is well serviced with regular train and bus links to the city center and only a short drive to Dublin Airport and the M1 & M50 motorways.

Early viewing is strongly recommended.

ACCOMMODATION

Entrance Hallway: 2.61m x 3.79m	Bright welcoming entrance hallway with wooden flooring.
Living room / Dining Area: 3.50m x 7.25m	Positioned to the front of the property, this tastefully designed room is flooded with natural light from the oversize windows.
Kitchen: 1.97m x 3.34m	Lovely fitted kitchen recently repainted with and new wooden flooring.
Bathroom: 1.97m x 2.45m	Located on your left when entering the apartment, with bath, WC & Sink. Tiled flooring.
Bedroom 2: 3.10m x 5.60m	Located on your right when entering the apartment, this very generous double bedroom overlooks the rear of the apartments with fitted wardrobes.
Master Bedroom: 2.76m x 5.77m	Located to the front of the property, with an easterly aspect the master bedroom is very bright and has new wooden flooring.
Walk in Wardrobe: 1.58m x 1.76m	Located off the masterbedroom, this walk through wardrobe adjoins the ensuite bathroom.
Ensuite: 1.58m x 1.79m	Newly fitted shower, WC & Sink with tiled flooring.

FEATURES

- Beautiful spacious ground floor two-bedroom apartment
 - Located on the South Strand in Skerries
 - Recently refurbished, presenting in show house condition
 - Electric storage heating (new radiators)
 - Designated underground parking space
 - Management fee for 2024 €2,974 per annum
 - Easy walking distance from all local amenities in Skerries
 - Excellent choice of schools and sports clubs within walking distance
 - Good transport connectivity to Dublin City Centre, Dublin Airport and the M1 & M50
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IMAGES





PRICE

AMV €545,000

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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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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TOTAL: 86 m²
FLOOR 1: 86 m²
EXCLUDED AREAS: STORAGE: 2 m²