

For Sale

By Private Treaty

AMV

€795,000

grimes<sup>g</sup>



4 Bedroom End Terrace – c. 154 m<sup>2</sup> / 1,657 ft<sup>2</sup>  
*Currently configured as 2 x 2 Bedroom Apartments*

**FOR SALE BY PRIVATE TREATY**

87 Strand Street  
Skerries  
Co Dublin  
K34 AX97



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to present no. 87 Strand Street to the market. No. 87 was built in 1995 and boasts a B3 energy rating. It is a large 4-bedroom property that is currently configured as two separate 2-bedroom apartments. Upon entry there are two front doors one that access the ground floor apartment and the second accessing the upstairs apartment, the upstairs apartment benefits from a stair chair lift. There is a west facing rear garden that can be accessed from both apartments, a front garden and ample off street private parking.

The property is well maintained and presented in good condition throughout, however it would benefit from some modernisation. The location is second to none, being centrally located in the heart of Skerries. You can enjoy easy access to the beach, cafes, restaurants, bars, shopping, boutiques, schools and the extensive sports and leisure clubs that Skerries has to offer.

The property offers the discerning buyer an opportunity to create a substantial family home or buy for investment purposes. Neither of the apartments have been previously let. The gas and electric are currently run on separate meters.

***Early viewing highly recommended***

## ACCOMMODATION

Entrance Foyer: 1.30m x 1.32m	Providing access to ground floor apartment and also to stairs with stair lift to first floor.
<b>Ground Floor Apt c. 77msq</b>	2 bedroom apartment with front and rear garden access.
Living room: 2.98m x 5.66m	Located to the front of the property with bay window and feature fireplace.
Bedroom 2: 3.21m x 2.87m	Double bedroom with built in wardrobe and carpet flooring.
Family bathroom: 3.44m x 2.02m	With bath, WC & WHB.
Master bedroom: 2.98m x 4.35m	Double bedroom located to rear of property with built in wardrobe and carpet flooring.
Kitchen: 3.85m x 3.15m	Fitted kitchen to rear of property with lino flooring offering access to West facing rear garden.
<b>First Floor Apt c. 77msq</b>	2 bedroom apartment with stair lift access to first floor. There is also an outdoor stair case from kitchen to the rear garden
Living room: 2.98m x 5.66m	Located to the front of the property with bay window and feature fireplace.
Bedroom 2: 3.21m x 2.87m	Double bedroom with carpet flooring.
Family bathroom: 3.44m x 2.02m	Fully tiled floor to ceiling. With shower that has been fitted with aids for elderly, WC & WHB.
Master bedroom: 2.98m x 4.35m	Double bedroom located to rear of property with built in wardrobe and carpet flooring.
Kitchen: 3.85m x 3.15m	Fitted kitchen to rear of property with lino flooring offering access to West facing rear garden by stairs.

## FEATURES

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- Opportunity for substantial family home or excellent investment potential.
  - Centrally located in the heart of Skerries
  - West facing rear garden with side access
  - Off street private parking for 2/3 cars
  - Excellent choice of schools and sports clubs
  - Less than 200 meters to the beautiful sandy South Strand beach
  - Gas fire central heating
  - Excellent transport connectivity to Dublin Airport, the M50, M1 & Dublin city centre
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## IMAGES





## PRICE

AMV €795,000

## 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

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E: [louise@grimes.ie](mailto: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 3.55% (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 2024.

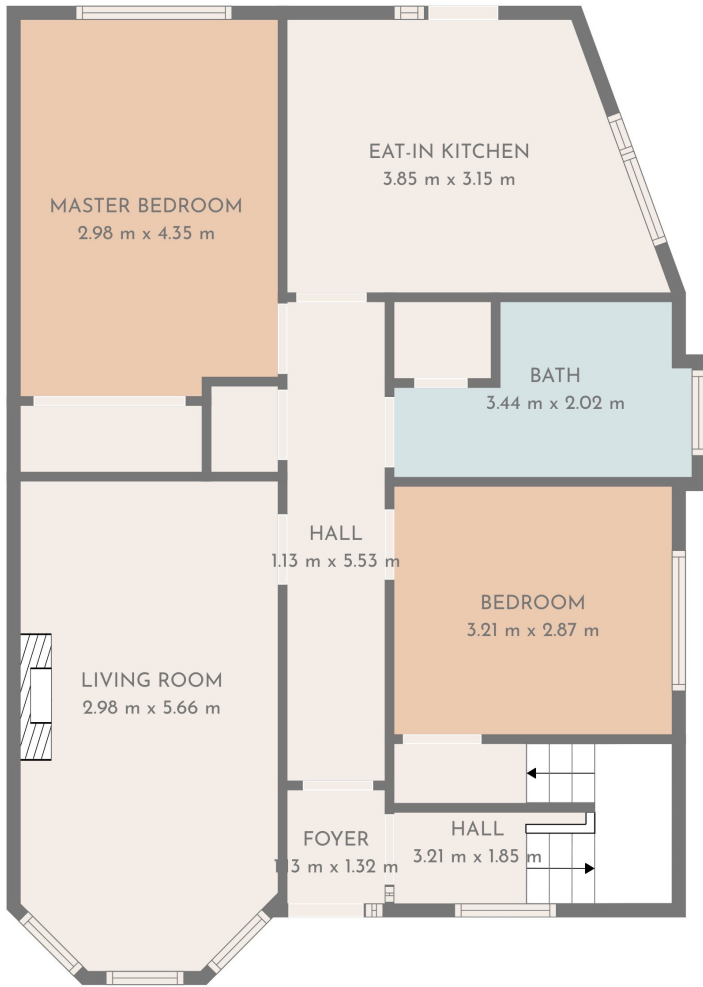
**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

**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)

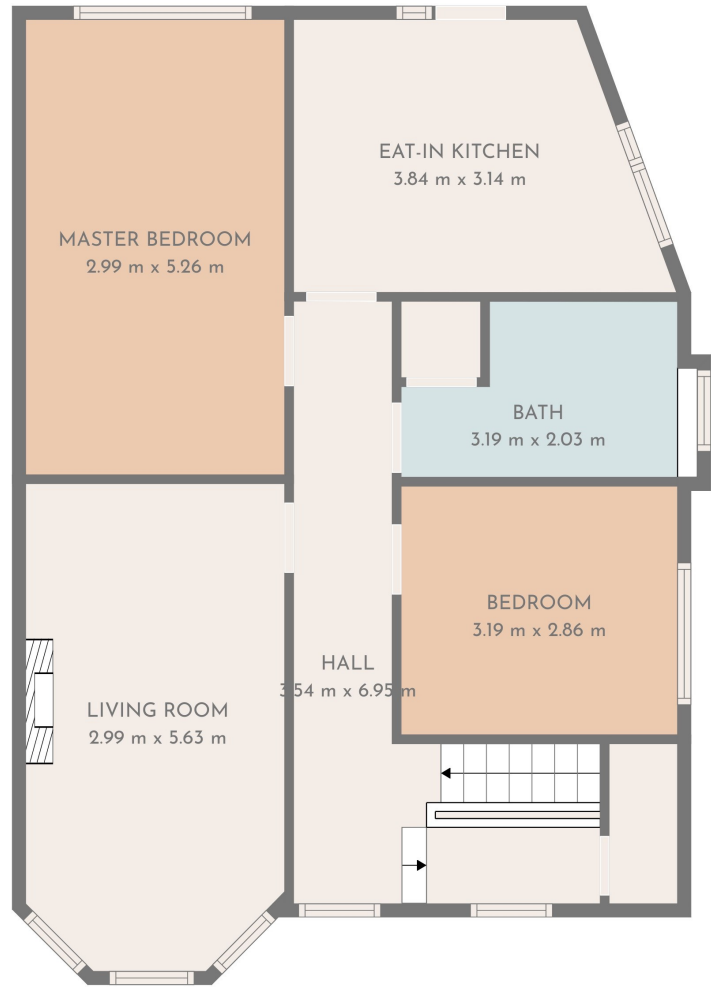


**EBS**

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FLOOR 1



FLOOR 2

**TOTAL: 154 m<sup>2</sup>**  
 FLOOR 1: 77 m<sup>2</sup>, FLOOR 2: 77 m<sup>2</sup>