

# For Sale

By Online Auction

AMV

## €320,000

# grimes<sup>®</sup>



## 2 Bed Mid-Terrace House- c.72 sqm (775 sqft)

FOR SALE BY PRIVATE TREATY

124 The Oaks,  
Ridgewood  
Swords  
Co Dublin  
K67 YK28

**BER C2**

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## DESCRIPTION

Grimes is delighted to present this 2 bedroom townhouse to the market. Ridgewood is a well established and highly sought after development in an excellent location in Swords. 124 The Oaks is in a super location within Ridgewood, located close to the entrance it also enjoys a strong front aspect overlooking a mature green area.

Within Ridgewood there is a Tesco Express, Pharmacy, medical centre and creche. Pavillions Shopping Centre, Swords Main Street and Airside Retail park are also within easy reach and offer a great selection of retail, entertainment and restaurant options.

There are several primary and secondary schools close by and frequent bus routes just minutes stroll from your doorstep including the Swords Express Service which offers commuters a 15 min transfer to the City Centre. The M1, M50 and Dublin Airport are easily accessible by car.

Accommodation briefly comprises of entrance hall, kitchen/diningroom, guest WC, livingroom, 2 double bedrooms and main bathroom.

## ACCOMMODATION

Entrance Hallway 1.79m x 2.87m & 1.02m x 2.83m	With wooden floor leading to ground floor accommodation.
Kitchen (1.95m x 2.93m) Dining Area (2.24m x 2.48m)	Located to the front of the property with a sunny South facing aspect and overlooking the green area. Fitted kitchen incorporating fridge/freezer, dishwasher, oven, hob and washing machine. Tiled floor and counter area. Dining area with additional storage and large window to the front.
Livingroom 4.73m x 3.42m	To the rear of the property with wooden flooring and feature fireplace. Door to rear garden and patio area.
Landing 2.03m x 2.88m	With hotpress
Family bathroom 2.00m x 1.85m	Tiled floor and shower area. Bath with electric and manual showers, WC & WHB.
Master Bedroom 4.13m x 3.81m	Double bedroom to the front of the property with bay window and fitted wardrobes.
Bedroom 2 4.13m x 3.05m	Double bedroom to the rear of the property with window overlooking the garden. Fitted wardrobes.

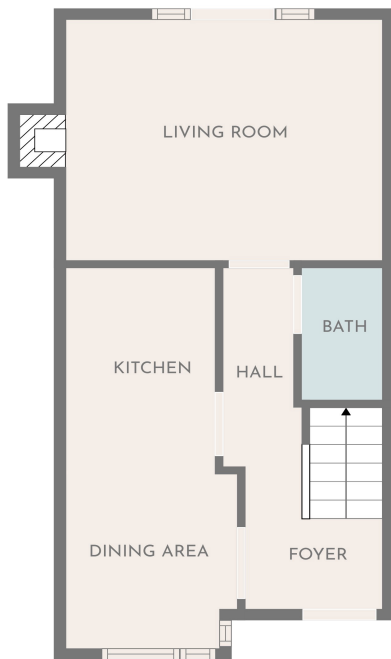
## FEATURES

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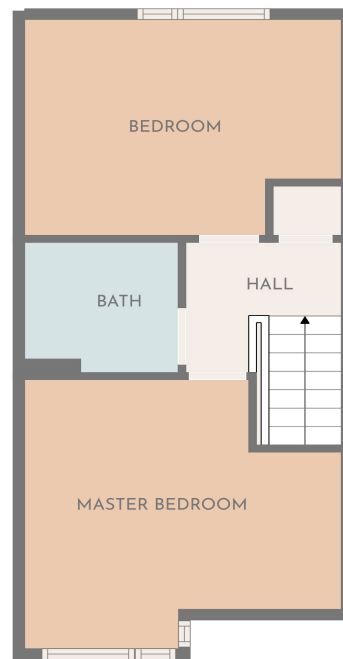
- Maintenance free rear garden with shed
- Excellent location overlooking mature green area
- Off street parking off curtilage, 2 parking permits.
- Very desirable location within Ridgewood
- 2 spacious double bedrooms
- Excellent location close to all amenities and transport links.
- Management company fee 2024: €427.86
- Rear access to back garden.

## IMAGES





FLOOR 1



FLOOR 2



## PRICE

AMV €320,000

## 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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**CONDITIONS TO BE NOTED:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

## 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 2025.

**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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