

# For Sale

By Private Treaty

AMV

## €390,000

# grimes<sup>g</sup>



4 Bed Mid Terraced Home – 114m<sup>2</sup> / 1,227ft<sup>2</sup>  
AMV €390,000

FOR SALE BY PRIVATE TREATY

17 Forge Lane,  
Lusk,  
Co Dublin  
K45 DF40

PSRA No. 001417



**grimes.ie**  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to bring to the market 17 Forge Lane, Lusk, a lovely four-bedroom terrace home. Having recently been remediated from Pyrite, this property holds a green certificate and has been extensively refurbished throughout including a new fitted kitchen, carpets and flooring. Accommodation comprises of entrance hall, living room, kitchen, Dining Room / Family room, guest bathroom, four bedrooms, master with en-suite and family bathroom.

This property is conveniently located within easy walking distance from the Main Street in Lusk where all local amenities & services are within easy reach. Lusk Village hosts a range of amenities including shops, 4 National Schools a Secondary School and a range of community & sports clubs including Soccer, GAA and an Athletics club. Lusk is a small and beautiful village situated convenient to Skerries and Rush and is within easy commuting distance to Dublin Airport, M1 / M50 Motorways & Dublin City Centre.

## ACCOMMODATION

Entrance Hallway 4.40m x 5.42m	Bright entrance hallway with grey oak flooring
Living room 4.86m x 4.06m	Wood flooring with feature fireplace
Kitchen 3.00m x 4.53m	Beautiful Newly fitted shaker style kitchen with new wood effect laminate flooring.
Utility / Guest Bathroom: 1.50m x 3.21m	Tiled floor and half tiled wall with wc, whb.
Family Room / Dining Room: 2.93m x 4.53m	Located to the front of the property with wood flooring
Master Bedroom: 2.93m x 4.54m	Large Master Bedroom with fitting wardrobes, wood flooring and en-suite
En-Suite: 1.84m x 2.10m	Tiled flooring and half tiled wall with wc, whb and shower
Bedroom 2: 4.01m x 2.49m	Double bedroom located to the front of the property with wood flooring and fitted wardrobes.
Bedroom 3: 4.00m x 1.94m	Carpet flooring and fitted wardrobes
Bedroom 4: 2.96m x 2.90m	Double bedroom located to the rear of the property with wood flooring and fitted wardrobes
Family Bathroom: 1.81m x 2.71m	Fully tiled bathroom with wc, whb, bath with shower attachment



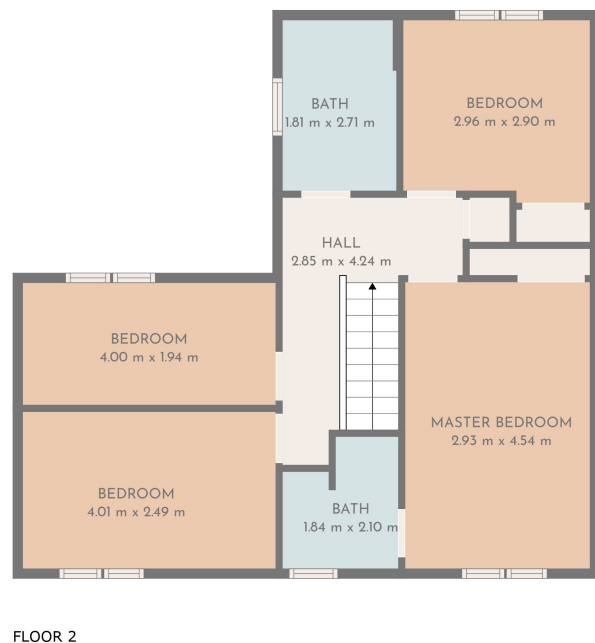
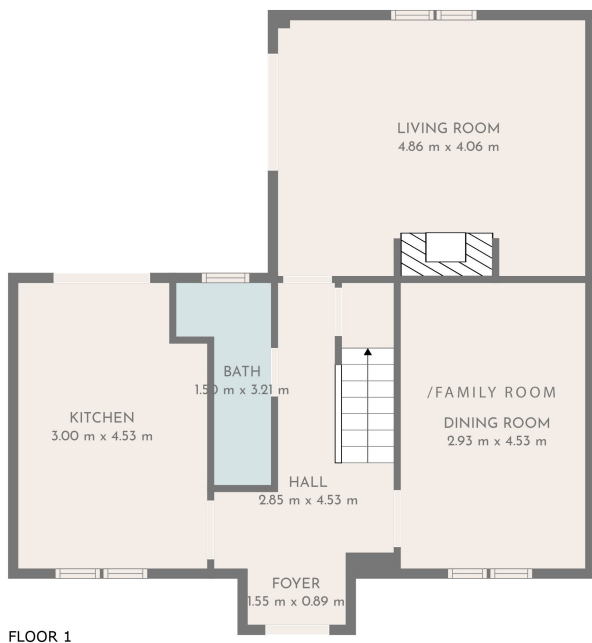
## FEATURES

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- Recently remediated from Pyrite
- Newly fitted kitchen & flooring
- GFCH
- North East Facing Rear Garden
- Bright and spacious throughout
- Walking distance of amenities and Rush & Lusk train station
- Easy access to M1, M50 motorways & Dublin Airport

## IMAGES





**TOTAL: 114 m<sup>2</sup>**  
 FLOOR 1: 53 m<sup>2</sup>, FLOOR 2: 61 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 10 m<sup>2</sup>



## PRICE

AMV €390,000

## 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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 M. 086-0493117  
 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)



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