

For Sale

By Private Treaty

Guide Price:

€455,000

grimes[®]



2 Bed Semi Detached Cottage c.55m² / 591 ft² on large site
with development potential.
AMV: €455,000

2 Sherlock Terrace
Skerries
Co. Dublin
K34 DE43

PSRA No. 001417



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring this 2 bedroom semi detached cottage to the market. The property although in need of extensive repair is excellently located in this much sought after location which is close to the golf course, train station and all local amenities including shops, restaurants and sports clubs. The cottage forms part of a row of similar properties, many of which have been refurbished and extended over the years while retaining their original charming façade. The site to the rear of this house is extensive and has vehicular access to the side of the property as seen below.



ACCOMMODATION



Entrance Hallway 1.16m x 1.71m	To the front of the property.
Living room 4.44m x 3.76m	To the front of the property with fireplace.
Kitchen 2.90m x 3.39m	Extension to the rear of the property.
Back Hall 1.67m x 1.78m	
Bathroom 2.67m x 1.78m	WC and WHB
Bedroom 1: 3.67m x 2.78m	Located to the front of the property.
Bedroom 2: 3.67m x 2.69m	Located to rear of property.

FEATURES

- Superb location.
- Excellent current and future development potential.
- Off street parking to the front and rear.
- Excellently located between the Golf Links Road and Dublin Road.
- Not overlooked to the rear.
- Easy access to transport links and city centre.
- Superb investment opportunity.

IMAGES





PRICE

AMV €455,000

VIEWING

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?

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

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