

For Sale

By Private Treaty

AMV

€525,000

grimes[®]



3 Bedroom Semi-detached home – c.95m² / 1,023 ft²

FOR SALE BY PRIVATE TREATY

15 The Heights
Skerries Rock
Co. Dublin
K34 T048

BER D1



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to launch no. 15 The Heights in Skerries Rock to the market. Skerries Rock is a mature development in a superb sought after location offering easy access to local amenities. Behind the attractive red brick façade lies a well presented home with accommodation briefly comprising of entrance hall, living room, kitchen, dining room, guest WC upstairs there are 3 bedrooms (master en-suite) and family bathroom. Outside to the front a paved driveway provides ample off-street parking, the east facing rear garden can be accessed by a side entrance and is a mix of lawn and patio with a border of plants and shrubs.

Situated within a few minutes stroll of the beautiful coastal town of Skerries. Skerries offers a host of amenities to include shops, boutiques, schools, cafes, restaurants, bars and leisure facilities. Local sports clubs include golf, sailing, rugby, football, GAA, hockey & tennis. There are beautiful beaches with coastal walks and Ardgillan Castle & gardens just a short drive away with a fantastic playground.

Skerries Train Station is less than 10 minutes' walk from the property, the no. 33 Dublin Bus runs frequent services to the city centre and the M50, M1 and Dublin Airport are all within easy reach.

ACCOMMODATION

Entrance Hallway: 1.77m x 4.79m	Bright welcoming entrance hallway with wooden floor and under stair guest Wc
Living room: 3.30m x 6.01m	Spacious living room to front of property with feature fireplace. Double doors lead to the dining room. Wooden flooring
Dining Room: 2.88m x 3.45m	Bright room to rear of property adjoining the sitting room, kitchen and conservatory
Kitchen: 2.21m x 6.10m	Fitted kitchen with integrated appliances and tiled flooring, Access to the conservatory and rear garden
Guest Bathroom: 0.82m x 1.51m	WC, WHB, window for ventilation
Landing: 2.23m x 1.57m	Access from landing to all four bedrooms, family bathroom & attic
Family bathroom: 2.01m x 1.99m	WC, vanity unit and bath with shower attachment. Fully tiled floor to ceiling
Master Bedroom: 3.47m x 4.00m	Located to the front of the property, this large double bedroom has built in wardrobes and an en-suite. Carpet flooring
En-Suite: 1.55m x 1.78m	With WC, WHB and shower. Tiled floor to ceiling
Bedroom 2: 2.98m x 3.30m	Located to rear of property with carpet and fitted wardrobes
Bedroom 3: 2.12m x 3.78m	Located to rear of property with carpet flooring

FEATURES

- GFCH heating & double-glazed windows
 - Well-presented three-bedroom home
 - Located at the end of a quiet cul de sac
 - Ample off-street parking to the front
 - Large East facing rear garden with side entrance
 - Excellent location within a mature and highly sought after development.
 - Less than 10-minute walk to Skerries train station
 - Within easy walking distance from the vibrant coastal town center
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IMAGES





PRICE

AMV €525,000

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 3.55% (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)



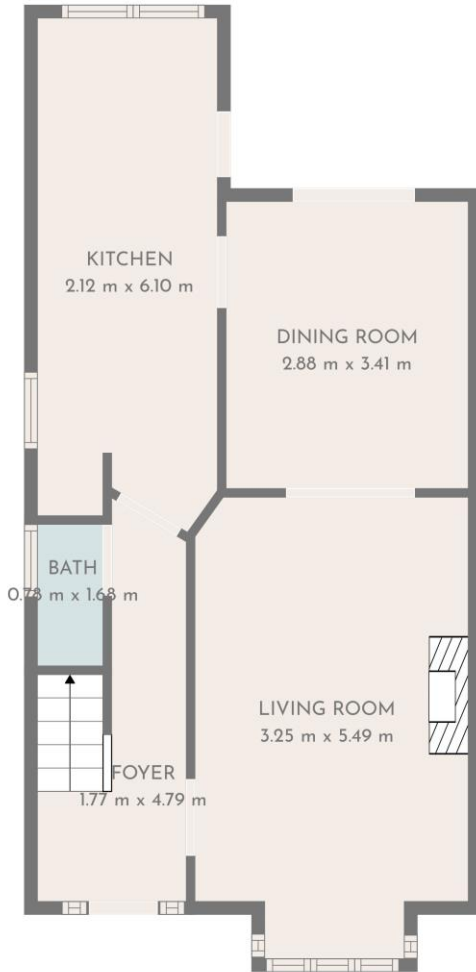
EBS

EBS d.a.c. is regulated by the Central Bank of Ireland.

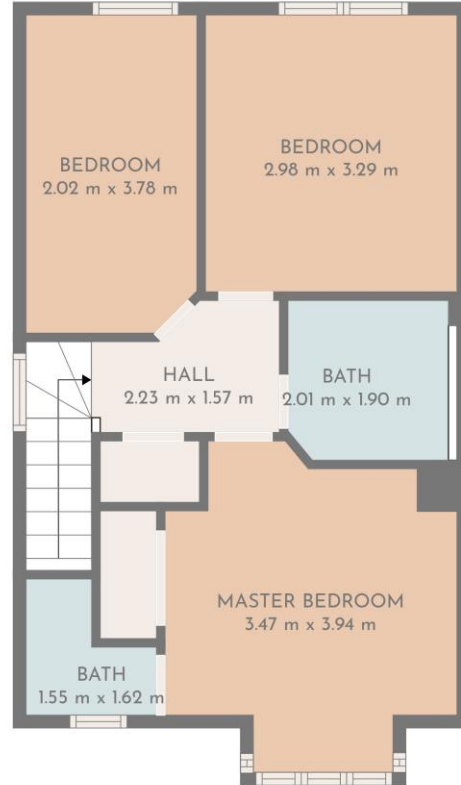
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FLOOR 1



FLOOR 2

TOTAL: 92 m²
FLOOR 1: 48 m², FLOOR 2: 44 m²

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.