

For Sale

By Private Treaty

AMV

€685,000

grimes<sup>®</sup>



4 Bedroom Detached Home c. 157 msq / 1690 sqft

**FOR SALE BY PRIVATE TREATY**

59 Downside Heights

Skerries

Co Dublin

K34 HY88

**BER C3**

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## DESCRIPTION

Grimes are delighted to present No 59 Downside Heights to the market. No 59 was built in 1985 and is an impressive 4-bedroom detached home with a mature private southwest facing rear garden. It is situated in the mature and highly sought development in Downside. Downside is within walking distance of the many amenities on offer in Skerries including schools, shops, cafes, beautiful beaches and the vibrant harbour road with its many award-winning restaurants and bars, Skerries is also home to Skerries Mills with its heritage museum, bakery, craft shop, playground and skatepark. There are numerous sports clubs to include, golf, sailing, rugby, GAA, cricket, hockey, football & athletics to name a few. Holmpatrick Shopping Centre is close by and the train station is just a 10 minute walk away.

Accommodation briefly comprises of entrance hall, 2 reception rooms, guest Wc, kitchen & utility room on ground floor, upstairs there are four bedrooms (master en-suite), hot press, access to attic and a family bathroom completes the picture. The property benefits from private off street driveway parking to front with mature front and rear gardens.

The area is well serviced by bus and rail, including Skerries Train Station & Dublin Bus routes 33 & 33X. It is on the main Dublin – Belfast rail line and is within easy commuting distance of Dublin Airport, the M1/M50 motorways and the City Centre.

## ACCOMMODATION

|  |   |
|--|---|
| Entrance Hallway<br>1.28m x 2.23m                | Bright welcoming entrance hallway with access to guest WC, reception rooms and kitchen.   |
| Living room<br>3.52m x 4.90m<br>3.52m x 3.78m    | Large light filled living room running the length of the house with double door access to rear garden and large window over looking front garden. There is a feature fireplace and carpet flooring. |
| Kitchen<br>3.85m x 3.78m                         | The kitchen is located to the rear of the property overlooking the garden with ample presses and tiled flooring. There is access to the side of the property.                                       |
| Office<br>2.48m x 5.11m                          | A second reception room is located to the front left of the property, it has been home to many species of the marine world in a purpose built home aquarium room. It is also used as a home office. |
| Landing<br>2.31m x 3.21m                         | Spacious landing area with access to all four bedrooms, bathroom and stairs to the attic room.  |
| Family bathroom<br>1.88m x 2.40m                 | With bath, WHB, Wc, window. This room is fully tiled floor to ceiling.  |
| Master Bedroom<br>3.57m x 3.94m<br>1.72m x 0.85m | Double bedroom located to front of property. Fitted wardrobes & wooden flooring. Ensuite with shower, whb & wc.   |
| Bedroom 2:<br>3.81m x 2.89m                      | Double bedroom located to front of property. Fitted wardrobes & wooden flooring.  |
| Bedroom 3:<br>2.79m x 3.79m                      | Double bedroom located to rear of property with lovely views. Wooden flooring.  |
| Bedroom 4:<br>2.60m x 3.69m                      | Double bedroom located to rear of property with lovely views, fitted wardrobes & carpet flooring.   |
| Attic Room:<br>4.49m x 3.59m<br>2.28m x 1.11m    | Large attic space with bathroom with wooden flooring.   |

## FEATURES

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- Mature Southwest facing rear garden with block built shed
  - Spacious 4-bedroom detached family home in highly sought after location
  - Bright and well laid out accommodation
  - Ample parking for 2 cars to front
  - 10-minute walk to Skerries train station
  - Primary and Secondary schools all within walking distance
  - Attractive cobble driveway to the front and decking area to the rear.
  - Close to Skerries Golf Club, and all local amenities such as shops, sports clubs, restaurants, cafes, shops and boutiques
  - Skerries is well serviced by public transport and is on the main Dublin-Belfast train line. It is an easy commute to the M1, M50, Dublin Airport and city centre.
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## IMAGES





## PRICE

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AMV €685,000

## VIEWING

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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?

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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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## 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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FLOOR 3

FLOOR 2



FLOOR 1

**TOTAL: 157 m<sup>2</sup>**  
 FLOOR 1: 74 m<sup>2</sup>, FLOOR 2: 65 m<sup>2</sup>, FLOOR 3: 18 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 10 m<sup>2</sup>

**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.