

For Sale

By Private Treaty

AMV

€566,000

grimes[®]



4 Bedroom Semi-detached Home – c. 120 sqm / 1291.67sqft

FOR SALE BY PRIVATE TREATY

5 The Lawn,
Skerries Rock,
Skerries
Co Dublin

BER C2



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring no. 5 The Lawn in Skerries Rock to the market. This beautiful 4-bedroom home is located in the ever-popular Skerries Rock estate, a mature development in a superb sought after location offering easy access to local amenities.

Built in 1997 No. 5 has an attractive red brick façade with private front and rear garden and is located in the heart of Skerries Rock. Internally the accommodation comprises of entrance hall, living room, kitchen, dining room, laundry room, guest WC, sunroom, 4 bedrooms (master en-suite) and family bathroom. Outside to the front a paved driveway provides off-street parking and to the rear a sunny south facing garden. No. 5 The Lawn is 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 1.71m x 2.81m	Bright welcoming entrance hallway with tiled floor and under stair guest Wc
Living room 3.73m x 5.91m	The living room has a bay window that overlooks the large green area to the front, a feature gas fire, double doors open through to the dining room with semi solid wood flooring.
Kitchen / Dining Room 5.69m x 8.73m	Combined spacious kitchen / dining area offering an ideal space to entertain. Dining area leads out to the bright sunroom and south facing rear garden. Semi solid wood flooring.
Laundry Room 1.31m x 1.71m	Plumbed for washing machine and additional storage
Sun Room 2.19m x 3.99m	Bright sunroom located to the rear of the property. Semi Solid wood flooring
Guest WC 0.80m x 1.60m	WC, Whb
Family bathroom 1.71m x 2.05m	The bathroom is fitted with wc, whb and bath with tiled surround and tiled flooring. A window provides natural light and ventilation.
Bedroom 1: 3.21m x 4.49m	Double room located to the front of the property, built in wardrobes and laminate wood flooring.
En-Suite: 1.79m x 1.63m	WC, Whb, walk in shower, tiled floor to ceiling
Bedroom 2: 2.66m x 3.43m	Double room located to the rear of the property, built in wardrobes and laminate wood flooring.
Bedroom 3: 2.78m x 2.45m	Double room located to the rear of the property, built in wardrobes and laminate wood flooring.
Bedroom 4: 2.24m x 3.07m	Single room located to the front of the property, built in wardrobe, carpet flooring.

FEATURES

- GFCH Heating
 - Beautifully presented four-bedroom home
 - Off Street Parking
 - Overlooking large green area
 - South facing rear garden
 - Excellent location within a mature and highly sought after development.
 - Less than 10-minute walk to Skerries train station
 - Ideally located within easy walking distance of all local amenities and recreational facilities
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IMAGES





PRICE

AMV €566,000

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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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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FLOOR 1



FLOOR 2

