

For Sale

By Private Treaty

AMV

€575,000

grimes<sup>®</sup>



4 Bedroom Semi-detached home – c.116m<sup>2</sup> / 1,237 ft<sup>2</sup>

**FOR SALE BY PRIVATE TREATY**

22 Kelly's Bay Beach  
Skerries  
Co. Dublin  
K34 EP83

**BER C2**



grimes.ie  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to launch no. 22 Kelly's Bay Beach in Skerries to the market. Built in 2000 this lovely family home is nestled in a tranquil cul de sac offering spacious and well-laid out accommodation throughout. No. 22 has been tastefully decorated by its current owners.

Accommodation briefly comprising of a welcoming entrance hall, living room, dining room, kitchen, guest WC, upstairs there are 4 bedrooms (master en-suite) and family bathroom. Outside to the front a cobble lock driveway provides off-street parking for two cars, the east facing rear garden can be accessed by a side entrance.

Kelly's Bay is a mature development in a superb sought-after location offering easy access to an excellent selection of shops, restaurants, bars, cafes, boutiques, schools & leisure facilities. Local sports clubs include golf, cricket, sailing, rugby, football, GAA, hockey & tennis. Skerries is virtually surrounded by the sea and boasts beautiful coastal walks. 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: 1.87m x 5.05m	Bright welcoming entrance hallway with wooden floor and under stair guest Wc
Living room: 3.41m x 5.52m	Spacious living room to front of property with feature fireplace. Double doors lead to the dining room. Wooden flooring.
Dining Room: 2.73m x 4.69m	Bright room to rear of property adjoining the sitting room, kitchen with double door access to rear garden.
Kitchen: 2.56m x 2.86m 2.56m x 4.10m	Stylish fitted kitchen with integrated appliances and tiled flooring, Access to the rear garden.
Utility Room: 1.32m x 1.30m	Plumbed for washing machine. Ample storage space with tiled flooring.
Guest Bathroom: 0.78m x 1.76m	WC, WHB, with window and tiled flooring.
Landing: 2.08m x 4.44m	Access from landing to all four bedrooms, family bathroom & attic
Family bathroom: 1.82m x 2.17m	WC, vanity unit and bath with shower attachment. Fully tiled floor to ceiling
Master Bedroom: 3.11m x 4.58m	Located to the front of the property, this large double bedroom has built in wardrobes and an en-suite. wooden flooring.
En-Suite: 1.66m x 2.05m	With WC, WHB and shower. Tiled floor to ceiling
Bedroom 2: 2.44m x 3.39m	Located to rear of property with wooden and fitted wardrobes
Bedroom 3: 2.85m x 2.61m	Located to rear of property with wooden flooring
Bedroom 4: 2.17m x 2.65m	Located to the front of the property with wooden flooring



## FEATURES

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- GFCH heating & double-glazed windows with venetian shutters
  - Spacious four-bedroom home
  - Cobble lock driveway with two parking spaces
  - Positioned in a quiet cul de sac
  - Excellent location within a mature and highly sought after development
  - Easy walking distance to Skerries train station
  - Positioned less than 200m from the beach
  - Easy access to the M1, M50, Dublin Airport and Dublin city centre
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## IMAGES







## PRICE

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AMV €575,000

## VIEWING

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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?

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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

T: 01-8490129

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)

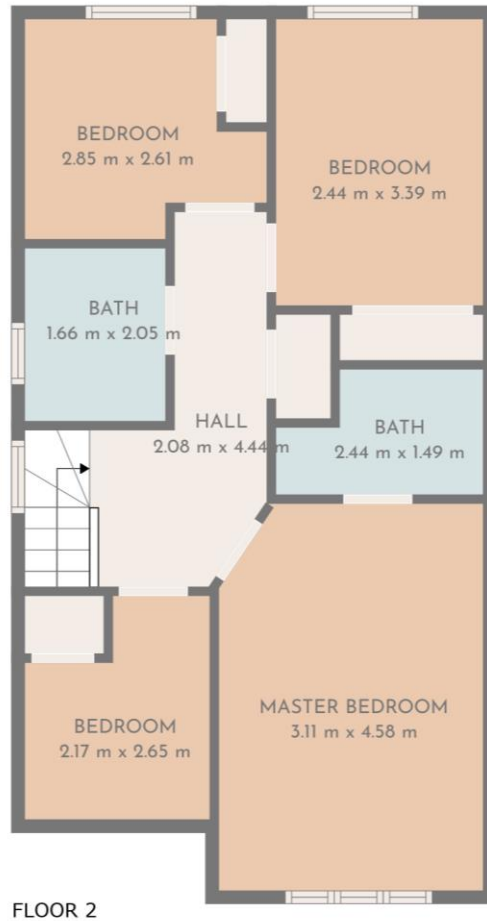
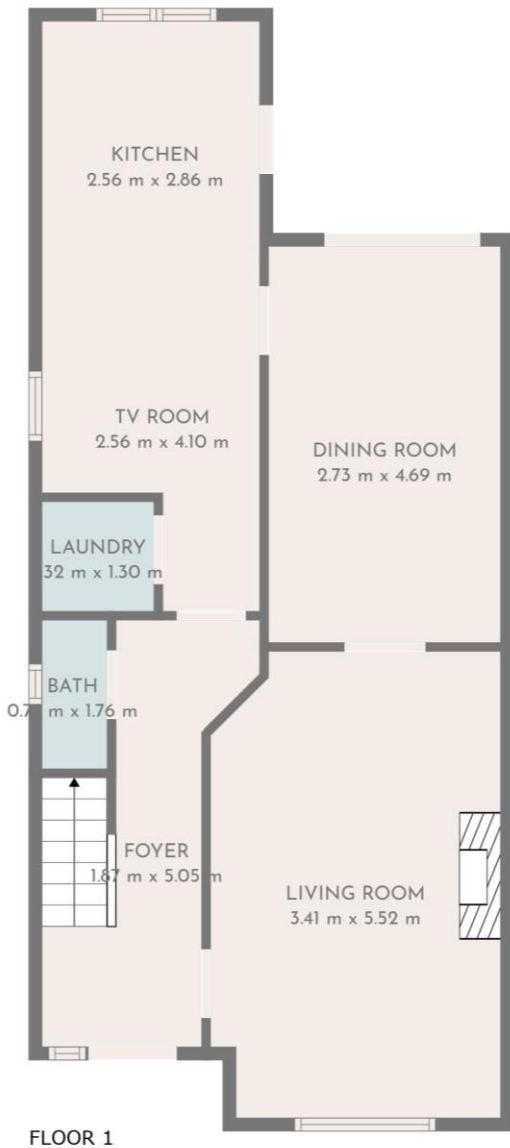


EBS d.a.c. is regulated by the Central Bank of Ireland.

E: [alacogue.daly@mail.ebs.ie](mailto:alacogue.daly@mail.ebs.ie)

E: [robert.grimes@mail.ebs.ie](mailto:robert.grimes@mail.ebs.ie)

T: (01) 9637300



**TOTAL: 115 m<sup>2</sup>**  
 FLOOR 1: 61 m<sup>2</sup>, FLOOR 2: 54 m<sup>2</sup>