

For Sale  
58 Holmpatrick, Skerries, Co. Dublin

RESIDENTIAL

Very central family residence with integrated  
retail unit and outhouses



BER E1

BER C3

Guide Price: €795,000  
c.187 sq.m. (c. 2013 sq. ft.)



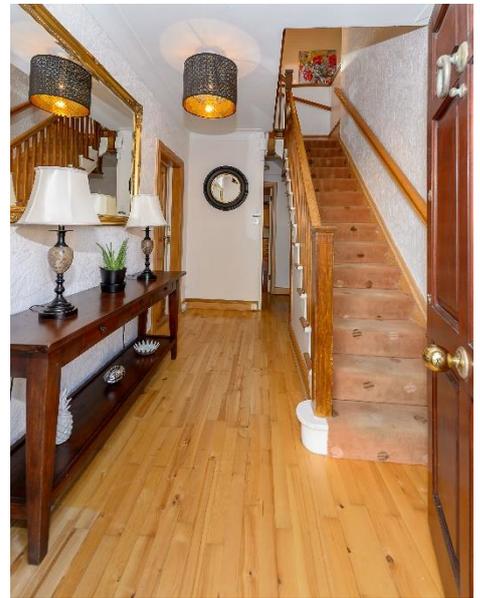
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58 Holmpatrick is an elegantly styled and laid out town residence with a host of great features making it one of the best houses in the town centre. The integrated retail unit which occupies a pivotal high profile position on the street could become either a stand-alone investment, a home business opportunity or re-integrated with the residence. The central location is matched with the beautifully kept south-westerly rear garden. This is further complimented by the two large outhouses each with their own separate access to the adjoining Healy's Lane. Additionally the house has a side entrance to the main street at Holmpatrick.

Internally the accommodation flows seamlessly from front to rear incorporating three well-proportioned living rooms, a kitchen, downstairs wet room and utility room. The first floor provides 4 bedrooms and an office (or 5 bedrooms) as well as a little snug reading area off the landing.

The view from the front door or one of the upstairs bedrooms reveals the proximity of the south beach with its lovely glimpse of the sea and the ever present Rockabill lighthouse.



### Accommodation:

#### Entrance Hall: 4.9m x 2.25m

Hardwood floor; understairs storage; coving.

#### Sitting Room: 3.80m x 3.76m

Hardwood flooring; view down lane to sea; coving; Situated to front of house with views over playing fields; Parquet floor; coving; marble fireplace; Radiator cabinet



#### Dining: 4.1m x 3.8m

Hardwood flooring; Marble fireplace; coving and centre rose.

#### Kitchen: 3.4m x 3.3m

Well fitted kitchen with lovely outlook. Tiled around worktop, oven hob & extractor fan. Tiled floor.



#### Sunroom: 4.5m x 2.9m

With windows on three sides and patio doors to the garden. This is the heart of the house. Tiled floor.

#### Wet room: 2.44m x 2.12m

With level entry shower area, wc and whb.





**Utility Room:** 3.27m x 2.6m.  
Plumbed for washing machine and with ample storage space.

**Landing** 5.43m x 2.3m  
Reading area.

**Bedroom 1:** 4.12m x 3.8m  
Wall to wall built in wardrobe.

**Bedroom 2:** 3.8m x 3.78m  
Built in wardrobes and dressing table. View.

**Bedroom 3:** 3.5m x 3.1m  
Built in wardrobe.

**Bedroom 4:** 2.48m x 2.35m  
Built in presses.

**Study/Bedroom 5:** 2.35m x 1.96m

**Bathroom/Toilet:** 3.00m x 2.51m  
Separate shower; note, toilet is separate.





**Shop:**

**Main retail area:** 8.00m x 3.4m

**Store and wc:** 3.6m x 2.4m: wc

**Overall area:** c.38 sq.m

Separate yard with own access to Healy's Lane.

**BER Rating of Shop:** C3

**Outside:**

Walled south-westerly rear garden. Beautifully kept with mature planting; sheltered patio area.

Side/utility area for bins, storage, access etc.

**Outhouses:**

**Shed 1:** 5.4m x 5.1m

With up and over garage door (not working) to lane.

**Shed 2:** 4.15m x 4.1m

With side door to laneway.





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