

For Sale

By Private Treaty

AMV

€460,000

grimes^g



3 Bedroom Semi-detached Home – c. 117 sqm / 1,259.38 sqft

FOR SALE BY PRIVATE TREATY

8 Knightsgate Crescent

Rush

Co. Dublin

K56 KF80



grimes.ie

PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring No. 8 Knightsgate Crescent to the market. This lovely 3 bed semi-detached property was built in 2019 and is located just off the main street in the thriving seaside town of Rush. With off street parking for two cars to the front and an easy maintenance rear garden, no. 8 has been lovingly maintained over the last few years.

Internally the property presents in excellent condition throughout and is bright, spacious & airy. Accommodation comprises of an entrance hallway, spacious living room, open plan kitchen / dining room with French doors to the rear garden, utility, guest WC, three bedrooms, main en-suite and family bathroom.

Rush is a lovely coastal town with two stunning beaches to the north & south, there are a range of shops, restaurants, supermarkets, numerous primary schools and a secondary school. Rush is also home to the well-known Millbank theatre. There are a wide range of sports & leisure clubs for all ages to include sailing, cricket, golf, GAA & soccer. The area is also well serviced by Dublin Bus & train services. The M1, M50 and Dublin airport are all within 20 minutes' drive.

Early viewing is highly recommended...

ACCOMMODATION

Entrance Hallway: 1.98m x 5.92m	Bright welcoming entrance hallway with wooden flooring and access to the guest WC.
Living room: 3.78m x 4.59m	Positioned to the front of the property, with laminate wood flooring.
Kitchen/Dining Room: 5.75m x 9.36m	Superb contemporary kitchen by BeSpace Kitchens with soft close doors. The kitchen is positioned to the rear of the property with french double doors to back garden.
Utility room: 2.24m x 1.53m	Located off the kitchen, plumbed for washing machine and tumble dryer with ample storage.
Guest WC: 1.44m x 1.53m	Washhand basin & WC with tiled flooring and splashback.
Landing: 3.78m x 3.53m	Offering access to the three bedrooms, family bathroom, hotpress and attic with pull down ladder.
Family bathroom: 1.90m x 2.35m	Contemporary bathroom with tiled flooring and shower surround.
Bedroom 1: 3.55m x 4.24m	Located to the front of the property, this large double bedroom has shaker-style fitted wardrobes, carpet flooring and access to ensuite bathroom.
En-Suite: 2.12m x 2.30m	Shower, washhand basin & WC with tiled flooring, shower area and splashback.
Bedroom 2: 3.09m x 3.52m	Located to the rear of the property, this generous double bedroom also has shaker-style fitted wardrobes and carpet flooring.
Bedroom 3: 2.57m x 2.95m	Located to the rear of the property, bedroom 3 is a very generous single bedroom with carpet flooring.

FEATURES

- Beautifully presented 3-bedroom home
 - Located in a modern development in Rush town center
 - A-rated home
 - Heat pump heating system which is thermostatically controlled
 - Paved driveway with two car-parking spaces and EV Charging point
 - Easy walking distance from Rush main street and Rush beach
 - Excellent choice of schools and sports clubs within walking distance
 - Good transport connectivity to Dublin City Centre, Dublin Airport and the M1 & M50
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IMAGES





PRICE

AMV €460,000

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 3.75% (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)

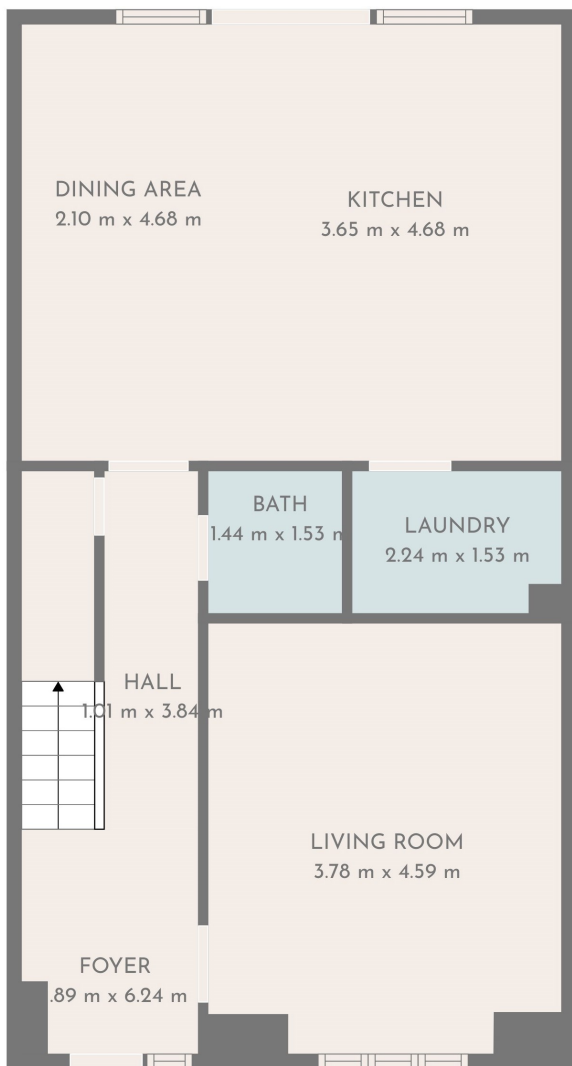
1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



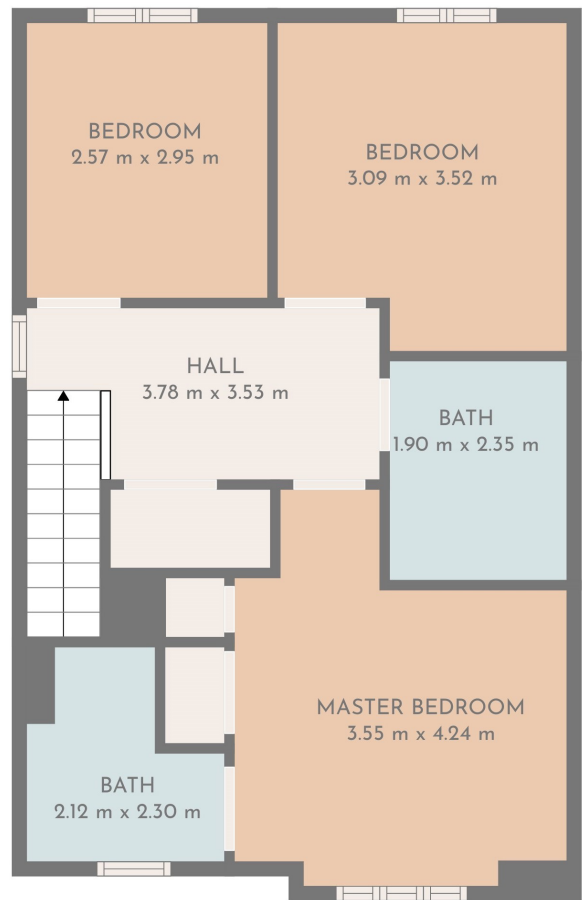
EBS d.a.c. is regulated by the Central Bank of Ireland.

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FLOOR 1



FLOOR 2

TOTAL: 117 m²
 FLOOR 1: 64 m², FLOOR 2: 53 m²