

GRIMES



3 Bedroom Bungalow c. 160 Sqm / 1,722 Sq ft AMV €380,000

FOR SALE BY PRIVATE TREATY

Barretts Bungalow
Park Road
Rush
Co. Dublin

PSRA No. 001417



DESCRIPTION

REA Grimes are delighted to present Barrett's Bungalow in Rush to the market. This superb family home is excellently located within walking distance of Rush town center. Standing on a mature site extending to approximately c.0.3 acres, this property offers huge potential to increase on its accommodation size. The current roof trusses are suitable for conversion (STPP). Accommodation briefly comprises of three reception rooms, three large double bedrooms, utility room and three bathrooms.

Situated in a quiet rural location on a private mature site, approached by a gravel drive with ample parking, Park Road offers a highly convenient location with an abundance of amenities within walking distance. Rush is a popular coastal village with a host of amenities including shops, schools, restaurants, bars and sports clubs including golf, cricket, sailing, football, GAA, tennis and beautiful beaches. Rush is served by Rush & Lusk Train Station, Dublin Bus and the Fingal Express.

Viewing strongly recommended...

ACCOMODATION

Entrance Porch: 1.4m x 1.7m	Tiled Flooring, alarm point, solid hardwood front door.
Kitchen / Dining Area: 7.0m x 4.6m	Tiled flooring with fitted kitchen in a traditional style unit at eye & feet level, with sliding door accessing rear garden.
Utility Room: 3.5m x 1.9m	Tiled flooring, with additional storage units, gas boiler, washing machine, W.c with window providing ventilation and with rear door.
Sitting Room: 5.3m x 4.4m	Fined proportioned room, with carpet flooring feature bay window & fireplace, with wall lights TV point, accessing conservatory.
Conservatory: 4.0m x 3.4m	Tiled flooring, with double doors accessing the south facing patio area.
Bathroom: 3.5m x 1.7m	Fully tiled floor to ceiling, with bath, Wc & Whb, window providing ventilation.
Bedroom 1: 5.1m x 3.5m En-suite 2.8m x 0.9m	Double bedroom, with wooden flooring, built-in wardrobes with TV point, situated to the back of the property. Tiled flooring, Whb & Wc with Triton T90. Partial tiled walls.
Bedroom 2: 5.1m x 3.3m En-suite 3.2m x 1.1m	Double bedroom, with wooden flooring, built-in wardrobes with TV point, situated to the front of the property, with Tiled flooring, Whb & Wc with Triton T90. Partial tiled walls.
Bedroom 3: 5.4m x 3.4m	Double bedroom, with wooden flooring, built-in wardrobes, with TV point, situated to the front of the property.

FEATURES

- Large living accommodation with considerable potential for extension
- Located on private mature site
- Gas fired central heating
- Bright, spacious & airy rooms throughout
- Gravel driveway with ample parking
- Within easy walking distance of Rush town center
- Served by Rush & Lusk Train Station, the number 33 Dublin Bus and the Fingal Express
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES





PRICE

AMV €380,000

VIEWING

By appointment only

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

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Mortgage Advisers

Mortgage Advice: As a tied agent with the EBS, we're delighted to be able to offer 2% cash back on Mortgages for any loan for FTB & Trade Up & Refinance loans for Family Homes issuing from now until 30th September 2017

Example €250,000 loan issued at 2% cashback = €5,000 which is paid to the customers Current Account 2 months from drawdown.



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For more photos of this property please go to our website www.realestatealliance.ie

You can also view this property at myhome.ie



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