

For Sale

By Private Treaty

AMV

€470,000

grimes[®]



3 Bedroom Bungalow with Full Planning Permission for 2nd storey extension to rear – c.84m² / 904.16ft²

FOR SALE BY PRIVATE TREATY

3 Haven Bank
Palmer Road
Rush
Co Dublin
K56 NF80

BER D2



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring 3 Haven Bank, Palmer Road, Rush to the market. This charming 3 bed detached bungalow is located in a lovely position on Palmer Road, Rush, only a stone's throw away from the North Beach. The accommodation briefly comprises of a bright living room to the front, three double bedrooms, a family bathroom and a kitchen / dining room to the rear of the property with double doors leading to the rear garden. To the front of the property, there is off street parking for two cars and a gated side entrance to the easy maintenance rear garden. There is full planning permission granted for a 2nd storey extension to the rear of the property (Planning Ref F23B/0120).

Rush is a popular coastal town approximately 31km from Dublin City Centre, which has built a fine name for itself as a great location, thanks to an abundance of local amenities including schools, sports clubs, shops, cafés, restaurants, and beaches. Rush is convenient to Skerries and Lusk and within easy commuting distance of Dublin Airport and the City Centre. The area is well serviced by bus and rail and is a short distance to the M1 motorway.

ACCOMMODATION

Entrance Hall: 4.43m x 1.41m	Bright and welcoming entrance with tiled flooring
Living Room: 4.25m x 4.73m	Living room located to front of property overlooking front garden
Hallway: 5.93m x 1.01m	Access from hallway to bedrooms, bathroom, living room and kitchen
Family bathroom: 1.71m x 3.22m	WC, electric shower, whb & window. Fully tiled floor to ceiling
Master Bedroom: 3.21m x 3.62m	Large double bedroom with wood laminate flooring
Bedroom 2: 2.60m x 3.62m	Double room with wood laminate flooring
Bedroom 3: 2.60m x 3.21	Double Bedroom with wood laminate flooring
Kitchen / Dining room: 3.25m X 4.73m	Shaker style kitchen units with tiled flooring and access to rear garden

FEATURES

- Charming 3 bed detached bungalow
 - Gas Fired Central Heating
 - Off street Parking for two cars to the front
 - Within walking distance of the stunning South & North Beaches and Rush Harbour.
 - Primary & Secondary schools nearby
 - Located within walking distance of local schools, supermarkets, beach and local amenities
 - The M1, M50 & Dublin Airport are within a 20 minute drive
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IMAGES





PRICE

AMV €470,000

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.

99 Strand Street, Skerries, Co Dublin, K34 R278

M: 086 04931 17

E: louise@grimes.ie

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 (e.g. €300k = €3k)



EBS

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

E: alacogue.daly@mail.ebs.ie

E: robert.grimes@mail.ebs.ie

T: (01) 9637300



TOTAL: 84 m²
FLOOR 1: 84 m²