

For Sale

Asking Price: €225,000

**Sherry
FitzGerald**
Cumisky Kelly



71 Palmer Court
Palmer Road
Rush
K56 P443

BER C1



sherryfitz.ie



A bright, spacious, well presented two bedroomed shared access apartment in a small separate unit at the end of this popular, mature, cul de sac development.

The apartment fronts onto a lovely green space also benefits from well proportioned rooms coupled with a sunny balcony off the living room overlooking the rear green area. The property also has access to ample communal parking. The property comprises hall, living room with dining area, kitchen, two double bedroom and family bathroom.



Apart from the coastline and beach other amenities close by include the GAA club and Sports Complex, cricket and soccer clubs, primary school, proposed new secondary school and bus stop. There are excellent pedestrian and cycle links to the town centre through the nearby park as well as open space adjacent to the house and a playground nearby.



Rush town hosts a wide range of amenities including local shops, supermarkets, restaurants, Millbank Theatre, Library, primary and secondary schools, park, two beautiful beaches, an array of sporting facilities and brilliant network of community groups and clubs. The 33/33x & Fingal Express bus stop is just 200m away and there are regular commuter trains from Rush/Lusk railway station to Dublin offering fast access to Dublin City centre and connecting with Luas and Dart services. The M1, M50, Dublin Airport and Swords are all within a 10 - 25 minute drive.

Accommodation

Hall 1.71m x 3.87m (5'7" x 12'8"):

Closet

Living \ Dining Room 5.64m x 3.81m (18'6" x 12'6"): Open plan with large window and patio doors overlooking the green making this a open light filled room, Laminate flooring, patio doors to

Balcony 3.68m x 1.13m (12'1" x 3'8"): Decked overlooking the green.

Kitchen 2.33m x 2.25m (7'8" x 7'5"): Range of wall and floor mounted units, inset hob with oven under and extractor over. Stainless steel sink unit, space and plumbing for washing machine, tiled floor.

Bedroom One 2.81m x 4.47m (9'3" x 14'8"): Window to front, built in wardrobe, laminate flooring.

Bedroom Two 2.07m x 3.58m (6'9" x 11'9"): Window to front, laminate flooring.

Bathroom 1.83m x 2.37m (6' x 7'9"): White suite comprising bath with tiled surround, shower overhead, WC, wash hand basin, laminate flooring.

BER C1

BER No. 110903085





NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 002340