

For Sale

By Private Treaty

AMV

€455,000

grimes^g



3 Bedroom Semi-detached Home – c. 115 sqm / 1,235 sqft

FOR SALE BY PRIVATE TREATY

2 Knightsgate Crescent
Rush
Co. Dublin
K56 YX70

BER A3

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DESCRIPTION

Grimes are delighted to introduce no. 2 Knightsgate Crescent to the market. Knightsgate is a beautiful modern development of 129 large 3 and 4 bedroom homes located in the thriving seaside town of Rush and only a short stroll to the beach. Built in 2019 by Glenveagh Homes, no. 2 has a maintenance free, tasteful mix of brick and render exterior, off street parking for two cars. Knightsgate Crescent is a lovely cul de sac within easy walking distance of a large range of local amenities in Rush to include beaches, bars, restaurants, schools, shops and transport links.

Internally the accommodation presents in excellent condition throughout and is bright, spacious & airy. It briefly comprises of an entrance hallway with large guest WC, sitting room, open plan kitchen/dining room and a utility room. Upstairs there are 2 double bedrooms, a large single bedroom, hot-press and a large family bathroom completes the picture.

Rush is a thriving coastal town with beautiful beach walks. Knightgate is positioned within easy walking distance of all amenities and public bus stops that serve many destinations to include Rush and Lusk train station.

ACCOMMODATION

Entrance Hallway: 1.98m x 5.92m	Bright welcoming entrance hallway with wooden flooring and access to the guest WC.
Living room: 3.80m x 4.75m	Positioned to the front of the property, this tastefully designed room boasts built in storage units and shelving.
Kitchen/Dining Room: 5.86m x 4.74m	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: 2.22m x 1.45m	Located off the kitchen, plumbed for washing machine and tumble dryer with ample storage.
Guest WC: 1.48m x 1.45m	Washhand basin & WC with tiled flooring and splashback.
Landing: 3.85m x 1.88m	Offering access to the three bedrooms, family bathroom, hotpress and attic with pull down ladder.
Family bathroom: 1.92m x 2.34m	Stylish contemporary bathroom with elegant sanitary ware and tiled flooring.
Bedroom 1: 3.65m x 4.35m	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: 2.13m x 2.29m	Shower, washhand basin & WC with tiled flooring, shower area and splashback.
Bedroom 2: 3.16m x 2.98m	Located to the rear of the property, this generous double bedroom also has shaker-style fitted wardrobes and carpet flooring.
Bedroom 3: 2.60m x 2.98m	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 resulting in lower energy costs
 - Heat pump heating system which is thermostatically controlled
 - Paved driveway with two car-parking spaces
 - 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 €455,000

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)



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