

REA

GRIMES



4 Bedroom Family Home 107 m² / 1,152 ft²

AMV €320,000

FOR SALE BY PRIVATE TREATY

19 Hand Park
Tower Road
Rush
Co Dublin
K56 T268

EBS



W: www.reagrimes.ie
E: info@reagrimes.ie

CALL NOW ON (01) 8490129

DESCRIPTION

REA Grimes are delighted to present to the market this beautiful 4 bedroom semi-detached home, this is an excellent opportunity for those looking to acquire a spacious family home in the heart of Rush. Hand Park is ideally located just two minutes from Rush Harbour and within five minutes walk of the town centre and local amenities. The living accommodation is spacious and well appointed, comprising of entrance hall, living room, Kitchen / dining room, Downstairs wc, 4 spacious bedrooms with family bathroom. To the rear is a large west facing private garden with a shed and patio area. The front garden provides off street parking for 2 cars.

Whilst the property is in need of modernisation, this wonderful home will appeal significantly to first time buyers, investor or clients looking to trade up, with sea walks, shops, restaurants pubs and all amenities on your doorstep. This property has fantastic potential and provides the buyer with the opportunity to put their own stamp on it.

Rush is a quaint seaside village situated 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.

Ground Floor Accommodation:

Hallway: 4.56m x 2.74m	Spacious with wood flooring, carpet on stairs & dado rail
Living Room: 3.55m x 4.14m	Bright living room with wood flooring, large window, tv point and dado rail
Kitchen / Dining area: 6.39m x 3.78m	Wood flooring, Shaker Style Kitchen, electric cooker, plumbed for washer, access to garden via sliding doors
Downstairs WC: 0.87m x 1.67m	Fully tiled, wc, whb, window for ventilation
Garden	Large West facing rear garden with concrete shed & patio area

Upstairs Accommodation:

Landing: 3.33m x 3.19m	Carpet flooring, hot press & attic access
Master Bedroom: 3.11m x 3.56m	Large double bedroom with carpet flooring and built in wardrobes located to the front of the property
Bedroom 2: 3.53m x 3.53m	Large Double bedroom located at the rear of the property with wood flooring and built in wardrobes
Bedroom 3: 2.79m x 2.47m	Double room located to the rear of the property with wood flooring and pendant lighting
Bedroom 4: 2.47m x 3.42m	Single room with wood flooring & fitted wardrobes wardrobes
Main Bathroom: 1.69m x 2.25m	Fully tiled, wc, whb, electric shower, chrome heated towel rail and window for ventilation

FEATURES

- Sea views from Master bedroom
 - Lovely spacious family home
 - Large west facing rear garden
 - Oil heating
 - 2 minute walk from Rush Harbour
 - Minutes' walk from Rush town centre and amenities
 - Excellent school and sports facilities
 - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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IMAGES





PRICE

AMV €320,000.00

VIEWING

By appointment

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

Agent: Rachel Mullen

99 Strand Street, Skerries, Co Dublin

T: (01) 8490129

M. 086-0428282

E: rachel@reagrimes.ie

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

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.

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.



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

E: alacoque.daly@mail.ebs.ie

E: robert.grimes@mail.ebs.ie

T: (01) 8490129



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