

For Sale

By Private Treaty

AMV

€550,000

grimes[®]



4 Bedroom Semi-Detached Home – c. 144 sqm / 1,550 sqft

FOR SALE BY PRIVATE TREATY

36 Knightsgate Avenue
Rush
Co. Dublin
K56 AX52

BER A2



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to introduce No. 36 Knightsgate Avenue 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. The property was built in 2020 by Glenveagh Homes. 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. On the first floor there are 3 bedrooms, one is en-suite and a family bathroom. On the second floor there is a spacious master bedroom with ensuite.

Beyond your front door, you'll find yourself moments from sandy beaches, scenic coastal walks, and a vibrant village atmosphere. Excellent schools, local shops, and a variety of leisure amenities are all within easy reach, while Dublin city center and the airport are just a short commute away. No. 36 has a maintenance free, tasteful mix of brick and render exterior and off-street parking for two cars and a large east facing rear garden.

ACCOMMODATION

Entrance Hallway: 1.87m x 6.28m	Bright welcoming entrance hallway with wooden flooring and access to the guest WC.
Living room: 3.76m x 4.58m	Positioned to the front of the property with wooden flooring.
Kitchen/Dining Room: 5.71m x 4.49m	With beautiful fitted kitchen and contrast island. The kitchen/diningroom is positioned to the rear of the property with wooden flooring. Double french doors lead to back garden.
Utility room: 2.16m x 1.60m	Located off the kitchen, plumbed for washing machine and tumble dryer with ample storage.
Guest WC: 1.50m x 1.60m	Washhand basin & WC with tiled flooring and splashback.
Landing: 4.63m x 2.28m	Offering access to three bedrooms, family bathroom & hotpress. Stair return to the second floor with master suite.
Family bathroom: 2.28m x 2.07m	Stylish contemporary bathroom with bath, wc & whb. Elegant sanitary ware and tiled flooring.
Bedroom 2: 3.75m x 3.35m	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: 2.27m x 1.65m	Shower, washhand basin & WC with tiled flooring, shower area and splashback.
Bedroom 3: 3.35m x 3.71m	Located to the rear of the property, this generous double bedroom also has shaker-style fitted wardrobes and carpet flooring.
Bedroom 4: 2.59m x 2.41m	Located to the rear of the property, bedroom 4 is a very generous single bedroom with carpet flooring.

Landing 2 1.79m x 1.64m	Currently presented with desk/office space.
Bedroom 1 3.84m x 6.36m	Spacious double bedroom with feature dormer bay window and en-suite.
En-Suite 2.96m x 1.88m	With shower, wc & whb, tiled floor and splashback.

FEATURES

- Beautifully presented 4-bedroom home
- Located in a modern development in Rush town center
- A-rated home resulting in lower energy costs
- 7kw wallbox EV charger
- 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





PRICE

AMV €550,000

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

T: 01-8490129

M. 086-0493117

E: louise@grimes.ie

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)



EBS d.a.c. is regulated by the Central Bank of Ireland.
E: alacoque.daly@mail.ebs.ie
E: robert.grimes@mail.ebs.ie

grimes.ie

PSRA Licence No. 001417



FLOOR 1



FLOOR 2



FLOOR 3

TOTAL: 144 m²
 FLOOR 1: 62 m², FLOOR 2: 53 m², FLOOR 3: 29 m²
 EXCLUDED AREAS: LOW CEILING: 0 m², WALLS: 14 m²

Excluded areas are shown in grey.

Low ceiling areas are shown in grey.

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.