



# Morton & Flanagan Ltd.

Auctioneers / Estate Agents / Valuers / Surveyors / Property Management / Investment Consultants.

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## FOR SALE BY PRIVATE TREATY

**“Unique Architect designed home with spectacular sea views”**

**‘South Shore Road, Rush, Co. Dublin**



Don't miss this unique opportunity to acquire an architect designed home from the modern minimalist persuasion. The upside down layout takes advantage of the spectacular sea views and creates a large atmospheric, light and voluminous living space. On the ground floor there are five bedrooms, four with en suite and walk in wardrobes, large games room and utility room with guest wc off. The master bedroom benefits from a spacious en suite bathroom and French doors open to a private sun terrace. The first floor comprises a substantial open plan kitchen cum dining/family room opening to a spacious balcony. The guest wc, two attic storage rooms and lounge are situated off. The large floor to ceiling windows offer magnificent sea views beyond the beautiful South Beach. Rush Main Street is only a short walk offering Shops, Restaurants, Rush Harbour, The Millbank Theatre, Church & Bus route. Amenities in the area include Schools, Golf courses, Sailing club and an array of sports clubs. Rush/Lusk Train Station is only a short c. 5 minute drive and there is easy access to the M1, M50 and Dublin Airport.

- Zone controlled central heating
- Unique design
- Floor area c. 383 sq.m. (incl. attic rooms)
- Modern minimalist finish
- Spectacular sea views



**Price: €850,000**

**View: By Appointment**

**Refer: Joseph V. Morton**



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## ACCOMMODATION:

### GROUND FLOOR

Entrance Hall	-	Full length entrance hall with large windows and Sliding doors opening to the rear garden. The bedrooms, utility room and games room are situated off A large modern glass sliding door opens to the games room at the end of the hallway.
Master Bedroom	-	4.7m x 4.2m Large master bedroom with French doors to a private Sun terrace, also featuring an impressive en suite bathroom and spacious walk in wardrobe. Laminate flooring.
En suite	-	3.1m x 2.0m Fully tiled bathroom with separate double shower, bath, wc & whb.
Walk in wardrobe	-	3.1m x 2.0m Laminate flooring.
Bedroom 2	-	3.7m x 3.4m (rear right) Double room with laminate flooring. Walk in wardrobe and En suite off. Large sliding door leads to the patio area and rear garden.
En suite	-	1.9m x 2.0m Fully tiled with shower, wc & whb. Heated towel rail.
Walk in wardrobe	-	1.4m x 2.0m Laminate flooring.
Bedroom 3	-	3.7m x 3.4m (front right) Double room with laminate flooring. En suite and walk in wardrobe off.
En suite	-	1.9m x 2.3m Fully tiled with shower, wc & whb. Heated towel rail.
Walk in wardrobe	-	1.4m x 2.3m Laminate flooring.
Bedroom 4	-	4.2m x 3.5m (front left) Double room with laminate flooring. En suite & walk in wardrobe off.
En suite	-	1.7m x 1.5m Fully tiled with leather look tiles. Shower, wc & whb. Heated towel rail. Recessed lighting.
Walk in wardrobe	-	1.5m x 2.3m Laminate flooring.
Bedroom 5	-	3.7m x 4.1m (front) Double room with laminate flooring and en suite off.
En suite	-	0.9m x 2.9m Fully tiled with shower, wc & whb. Heated towel rail.
Games room	-	6.6m x 5.2m Modern glass sliding door opens to this bright dual aspect room overlooking the rear garden.

Utility room - 4.1m x 3.8m  
Large utility room with guest wc & whb off.

### FIRST FLOOR

Open plan living space - 11.0m x 10.4m  
The open plan living space incorporates the kitchen cum Dining/living room with two attic rooms, guest toilet, lounge and balcony off.

Kitchen - Fully fitted modern black hi-gloss kitchen with Corian worktop. The large island unit boasts Zebrano wood worktop. Integrated double oven, microwave, hob and dishwasher. American style fridge/freezer. Feature Italian lights. Large sliding doors open to an impressive balcony.

Guest wc - Wc & whb. Heated towel rail.

Attic Storage/ Hotpress - 4.4m x 2.6m  
Velux window.

Attic room/Study - 6.0m x 4.5m  
Laminate flooring. 2 x velux windows.

Lounge - 7.2m x 3.9m  
Walnut hardwood flooring. Door to the balcony.

### Outside:

There are walled gardens front and rear. Large driveway to the front.  
The garden to the rear is lawned with patio area and flower beds.  
Concrete boiler shed.

**BER**



**Viewing:** By Appointment with the sole selling agents.

**Price:** €850,000

**Refer:** Joseph V. Morton

## **Additional features**

Upside down layout takes advantage of the spectacular sea views to Irelands Eye & Howth

Architect designed home

Large balcony off the open plan living space to the first floor

Imported White porcelain floor tiles throughout

Recessed lighting throughout

Five spacious double bedrooms all en suite

Four bedrooms with spacious walk in wardrobes

Large utility room to the ground floor with guest wc off

Zone controlled oil fired central heating system

Large driveway

Double glazed windows

Adjacent to the South Beach

Walking distance to Rush Main Street

Lusk/Rush Train Station c. 5 minute drive

### **Dublin Bus Routes include:**

33, 33A, 33X, 33N

33X (Express Service to and from Custom House Quay/St Stephens Green)

33N (Night Link from Westmoreland Street)

### **Schools close by:**

St Catherines National School

Rush National School

Gealschoil Ros Eo

Rush & Lusk Educate Together

St Joseph's Secondary School, Rush

### **Local Clubs & Societies include:**

Rush Dramatic Society, Rush Horticultural Society, Rush Musical Society,  
The Art Academy, GAA, Soccer, Church, Golf, Sailing, Credit Union, Pipe Band

### **Directions:**

From Swords travelling through Lusk Village to Rush, drive down Rush Main Street,  
pass Euro Spar on the right, take the 2nd turn right onto Hands Lane.

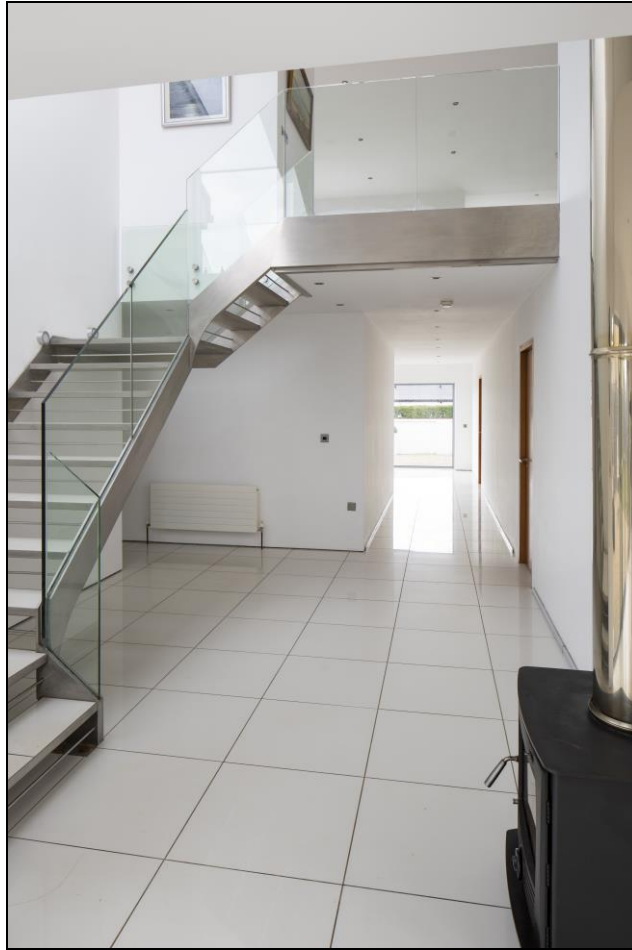
At the end of Hands Lane turn right onto South Shore Road,  
It is the second house on the right

## Additional Images









Entrance Hall







Games room



Rear Garden



Master bedroom with walk in wardrobe en suite bathroom and private sun terrace





Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



En suite



Twilight images







Stunning views to Ireland's Eye, Howth & Lambay Island



## South Beach





Floor Plan

