



# Morton & Flanagan Ltd.

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

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## FOR SALE BY PRIVATE TREATY

**“Attractive three bedroom semi-detached home  
situated in quiet cul de sac”**

**1 Old Road Grove, Old Road, Rush, Co. Dublin, K56 NH96**



No. 1 Old Road Grove is an impressive modern three bedroom semi-detached home presented in walk in condition with a private rear garden. This property has been well maintained and is in excellent decorative order throughout. The accommodation extends to c. 95.4 sq.m. (1,027 sq.ft.) and comprises, entrance hall, living room, kitchen cum dining room. Upstairs there are three bedrooms, en suite off the master bedroom and main bathroom. There is a spacious garden to the rear and parking to the front. All amenities are within walking distance including Schools, Church, Rush main street, Dublin Bus Stops, Restaurants and shops. Viewing is highly recommended.

- Walk in condition
- Gas Fired central heating
- Quiet cul de sac with open plan green
- Double glazed windows
- Downstairs guest wc

• **BER D1**

**Price: €310,000**

**View: By Appointment**

**Refer: Joseph V. Morton**



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## ACCOMMODATION:

### GROUND FLOOR

|                         |   |   |
|-------------------------|---|---|
| Entrance Hall           | - | Laminate floor. Guest wc. Stairs to first floor.  |
| Living room             | - | 4.7m x 3.3m<br>Open fireplace. Timber flooring. Double doors TO:  |
| Kitchen cum Dining room | - | 5.2m x 5.7m<br>Dining area with timber flooring. Patio door to rear garden.<br>Wall mounted radiator. Fully fitted kitchen with extractor fan.<br>Tiled flooring in Kitchen area. Door to back. |
| Guest wc                | - | 1.7m x 0.7m<br>Fully tiled with wc & whb.   |

### FIRST FLOOR

|           |   |  |
|-----------|---|--|
| Landing   | - | With hotpress off. Access to attic with pull down ladder.                                |
| Bedroom 1 | - | 3.6m x 2.9m<br>Double room with built in wardrobes and timber flooring.<br>En suite off. |
| En suite  | - | 2.0m x 0.8m<br>Fully tiled with wc & whb.  |
| Bedroom 2 | - | 4.0m x 2.9m<br>Double room with built in wardrobes and timber flooring.                  |
| Bedroom 3 | - | 2.8m x 2.1m<br>Double room with built in wardrobes and timber flooring.                  |
| Bathroom  | - | 2.1m x 1.9m<br>Fully tiled. Bath with shower, wc, whb.                                   |

### Outside:

Spacious rear garden with patio and pebbled surface and small shed.  
Ample parking to the front with green area.

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

**BER Rating:** 

**Price:** €310,000

**Refer:** Joseph V. Morton

## **Additional features**

Quiet cul de sac

Downstairs guest wc

Master bedroom with en suite off

Open plan kitchen cum dining room

Burglar alarm fitted

Spacious rear garden

Open Plan Front Green

Rush boasts a host of amenities including the beautiful north and south beach, two harbours, churches, shops, schools, sports clubs, restaurants and pubs all within walking distance.

Double glazed windows

Gas Fired Central heating

Lusk/Rush Train Station c. 4 minute drive

**Fingal Express** – Rapid coach link to Dublin City Centre & UCD

### **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

Gaelscoil 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



## Additional Images



Living room



Kitchen cum Dining room







Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear garden

Floor Plans

