

# REA

# GRIMES



3 bed End of Terrace home - 86m<sup>2</sup> / 926ft<sup>2</sup>  
AMV €265,000

FOR SALE BY PRIVATE TREATY

2 Golden Ridge Way  
Rush,  
Co. Dublin

PSRA No. 001417



**EBS**

## DESCRIPTION

REA Grimes are delighted to bring 2 Golden Ridge Way, Rush to the market. This property is a well presented three bedroom family home located in a lovely location minutes walk to Rush village. An ideal starter home with spacious accommodation comprising briefly of entrance hall with Downstairs w.c. off; Living room; Kitchen; three bedrooms (master en suite) and family bathroom. The property has the added benefit of having a sunny rear garden and is not directly overlooked to the rear.

Rush town hosts a wide range of amenities including local shops, supermarkets, restaurants, Millbank Theatre, Library, primary and secondary schools, park, two beautiful beaches, an array of sporting facilities and brilliant network of community groups and clubs.

A regular commuter train from Rush to Dublin offers fast access to Dublin City centre and connects with Luas and Dart services. The M1, M50, Dublin Airport and Swords are all within a 20 minute drive. The 33 Bus also offers a very good service to the city - the bus stop is just outside the entrance to Golden Ridge estate. The 33X is a direct bus to the city for commuters and has a journey time of approximately 45 minutes.

## ACCOMMODATION

Hallway: 1.83m x 5.33m	Wood flooring, alarm pad
Living Room: 3.04m x 5.31m	Bright sitting room with open fire, carpet flooring & TV point, access to rear garden
Kitchen: 5.40m x 3.02m	Wood flooring, tiled splashback, fan, 4 ring hob, Oven, plumbed for washing machine & dishwasher
Downstairs WC: 0.94m x 1.90m	Tiled floor, wc, whb, fan for ventilation
Garden	Private west facing garden not overlooked, shed

### Upstairs Accommodation:

Landing: 2.73m x 3.10m	Carpet, hot press, attic access
Master Bedroom 1: 3.60m x 3.09m	Double bedroom located to the front of the property with carpet flooring and walk in wardrobe and tv point
En-suite: 1.63m x 1.73m	Tiled flooring & wet areas, wc, whb, pump shower and window for ventilation
Bedroom 2: 2.93m x 2.70m	Double bedroom located at the front of the property with carpet flooring, built in wardrobes
Bedroom 3: 1.97m x 3.05m	Single room located to the rear of the property with wood flooring & wall shelving
Main Bathroom: 1.93m x 2.51m	Tiled flooring and wet areas with bath, wc, whb, and window & fan for ventilation

## FEATURES

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- Good condition throughout
  - Fully alarmed
  - GFCH heating
  - New flooring in hall & kitchen
  - Modern kitchen
  - Parking to the front and rear
  - Bright and spacious home throughout
  - Excellent school and sports facilities
  - Easy access of Dublin Airport, M1, M50 and Dublin City Centre
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## IMAGES







## PRICE

AMV €265,000.00

## VIEWING

By appointment  
Rachel Mullen

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

## 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.



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E: [alacoque.daly@mail.ebs.ie](mailto:alacoque.daly@mail.ebs.ie)

E: [robert.grimes@mail.ebs.ie](mailto:robert.grimes@mail.ebs.ie)

T: (01) 8490129

99 Strand Street, Skerries, Co Dublin

T: (01) 8490129

M. 086-0428282

E: [@reagrimes.ie](mailto:@reagrimes.ie)



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