

# For Sale

By Private Treaty

AMV

## €450,000

# grimes<sup>®</sup>



### 3 Bedroom Mid Terrace Home – c111m<sup>2</sup> / 1200ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

4 Sea Brook  
Brook Lane  
Rush  
Co Dublin  
K56 PA44

**BER B1**



**grimes.ie**  
PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to bring no. 4 Sea Brook in Rush to the market. This spacious three-bedroom property is located in the popular estate of Sea Brook conveniently located within easy walking distance to all local amenities in Rush town centre. Internally the accommodation comprises; entrance hallway with guest wc, a living room and an open plan kitchen/dining room on the ground floor. Upstairs there are two generous bedrooms (master en-suite) and main a family bathroom. On floor 3 there is a further large bedroom completing the accommodation. Outside there is off street parking to the front. The rear garden is very well maintained with 2 decking areas to take full advantage of the sun, there is a raised planting area and a garden shed for storage.

Rush is a lovely coastal town with two stunning beaches to the north & south, there are a range of shops, restaurants, supermarkets, numerous primary schools and a secondary school. Rush is also home to the well-known Millbank theatre. There are a wide range of sports & leisure clubs for all ages to include sailing, cricket, golf, GAA & soccer. The area is also well serviced by Dublin Bus & train services. The M1, M50 and Dublin airport are all within 20 minutes' drive.

## ACCOMMODATION

|   |   |
|---|---|
| Entrance Hall:<br>1.86 x 4.84           | Bright entrance hall with wooden flooring   |
| Guest WC:<br>0.84m X 1.54m              | Under stair WC & WHB  |
| Living Room:<br>3.39m x 5.64m           | Spacious livingroom to the front of the property with wooden flooring and feature bay window. Double doors to dining area   |
| Kitchen / Dining Room:<br>3.14m x 5.37m | Modern kitchen with integrated appliances and breakfast bar area. Dining area with wall mounted storage and wine racks and sliding patio doors to the rear garden |
| Family bathroom:<br>1.68m x 2.20m       | Modern family bathroom with bath, WC & WHB  |
| Master Bedroom:<br>3.19m x 3.39m        | Spacious double bedroom with en-suite   |
| En-Suite<br>2.08m x 1.64m               | Fully tiled with corner shower, wc & whb  |
| Bedroom 2:<br>5.37m x 2.81m             | With wooden floor and double fitted wardrobes   |
| Bedroom 3:<br>5.37m x 6.02m             | Located on floor 3, large dual aspect bedroom with fitted wardrobes   |



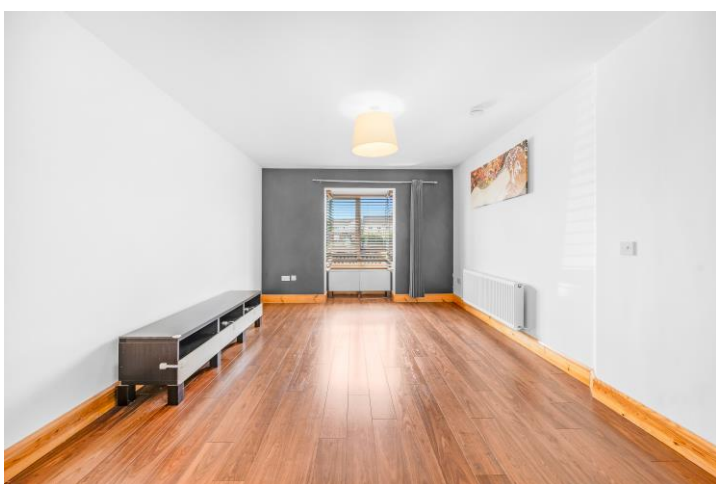
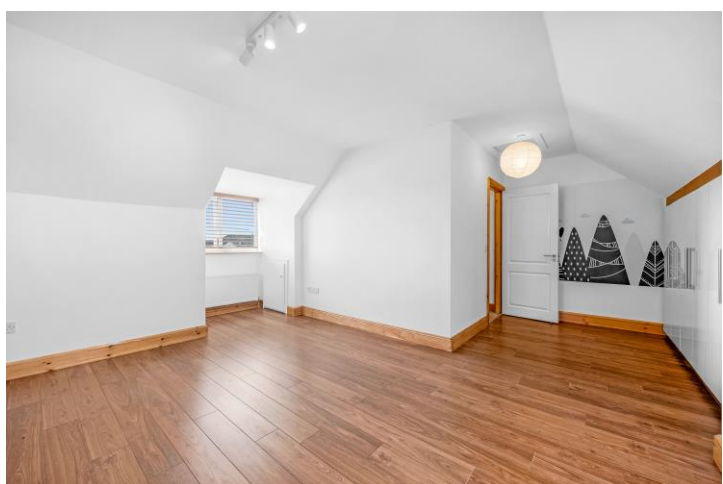
## FEATURES

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- Gas Fired Central Heating
- B1 Energy Rating
- Mature Cul de Sac Location
- Overlooking green area to front
- Presented in excellent condition throughout
- Bright and Spacious accommodation throughout
- Primary & Secondary schools nearby
- Located within walking distance of local schools, supermarkets, beach and local amenities
- Easy access to M1, M50 motorways & Dublin Airport

## IMAGES

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## PRICE

AMV €450,000

## 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

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E: [louise@grimes.ie](mailto: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 3.55% (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 2025.

**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)

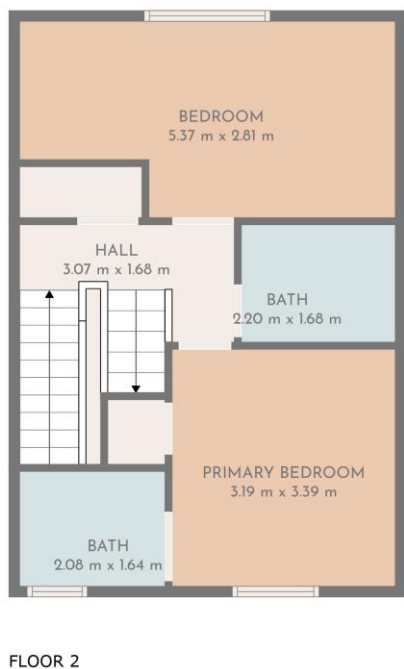


EBS d.a.c. is regulated by the Central Bank of Ireland.

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**TOTAL: 112 m<sup>2</sup>**  
 FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>, FLOOR 3: 25 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 3 m<sup>2</sup>  
 WALLS: 14 m<sup>2</sup>

**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.