

REA

GRIMES



Beautiful 2 Bedroom home 75m² / 807ft²
AMV €240,000

FOR SALE BY PRIVATE TREATY

15 Ladycove
Palmer Road
Rush
Co Dublin

PSRA No. 001417



EBS

DESCRIPTION

REA Grimes are delighted to present No. 15 Ladycove to the market. This cosy two bedroom home is perfectly situated in a superb enclave of townhouses tucked away off Palmer Road in the center of Rush Village. Accommodation comprises of a generous sitting room, kitchen / dining area and 2 well-proportioned double bedrooms, a family bathroom and a private garden to the rear.

This quaint residence will appeal significantly to first time buyers, investors or clients looking at downsizing, with sea walks, shops, restaurants pubs and all amenities on your doorstep. This property is further enhanced with a beautifully manicured rear garden and off street parking to the front of the property.

Rush is a quaint seaside village situated convenient to Skerries and Lusk and within easy commuting distance of Dublin Airport and the City Centre. The area is well serviced by bus and rail and is a short distance to the M1 motorway.

Viewing strongly advised...

ACCOMMODATION

Downstairs Accommodation

Entrance Hall: 1.0m x 1.5m	Bright entrance hall with large window & new composite front door, Alarm pad, carpet on stairs
Living Room: 3.8m x 4.0m	Bright sitting room with a large window at the front of the house with Electric Fire, semi solid flooring & coving
Kitchen / Dining area: 3.8m x 4.5m	Located to the rear of the property with semi solid flooring, fitted kitchen units, french doors to garden, spotlights.

Upstairs Accommodation

Master Bedroom 1: 2.5m x 3.7m	Double bedroom situated at the front of the house with carpet and 2 windows
Bedroom 2: 3.8 m x 3.2 m	Double bedroom with carpet, built in wardrobes and pendant lighting , located to the rear of the property.
Bathroom 1: 1.7 m x 2.8m	Fully tiled, w.c, whb, bath, electric shower, chrome heated towel rail & deep storage
Garden	Patio, garden shed, private – not overlooked, outside tap

FEATURES

- Cosy two bedroom townhouse
- Excellent condition throughout
- Overlooking green area
- Within 400m from the North Beach
- GFCH heating - New Boiler (April 2016)
- Off street parking to the front of property
- Beautifully manicured rear garden
- Excellent school and sports facilities within easy walking distance
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES





PRICE

AMV €240,000.00

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.

VIEWING

By appointment

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

Contact Rachel Callaghan

EBS

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