

# For Sale

By Private Treaty

AMV

## €425,000

# grimes<sup>®</sup>



Detached 3 Bedroom Bungalow – c.84m<sup>2</sup> / 904.16ft<sup>2</sup>

## FOR SALE BY PRIVATE TREATY

3 Haven Bank  
Palmer Road  
Rush  
Co Dublin  
K56 NF80

**BER D2**



**grimes.ie**

PSRA Licence No. 001417

## DESCRIPTION

Grimes are delighted to bring 3 Haven Bank in Rush to the market. This charming 3-bedroom detached bungalow briefly comprises of a bright living room to the front, three double bedrooms, a family bathroom and a kitchen / dining room to the rear of the property with double doors leading to the rear garden. To the front of the property, there is off street parking and a gated side entrance to rear garden. Discover the comfort, timeless appeal and practicality of bungalow living – ideal for all stages of life.

Rush is a lovely seaside town with two sandy beaches and a variety of shops, cafes, restaurants, schools and sports clubs. No. 3 Haven Bank is located a stone's throw from the North Beach which is ideal for walking, swimming, sea views and sunset watching. The 33-bus stop is at less than 200m meters from your doorstep offering easy access to Skerries and all towns from Rush to Dublin City Centre. The area is well serviced by bus and rail and is a short distance to Dublin Airport, the M50 & M1 motorways.

## ACCOMMODATION

Entrance Hall: 4.43m x 1.41m	Bright and welcoming entrance with tiled flooring
Living Room: 4.25m x 4.73m	Living room located to front of property overlooking front garden
Hallway: 5.93m x 1.01m	Access from hallway to bedrooms, bathroom, living room and kitchen
Family bathroom: 1.71m x 3.22m	WC, electric shower, whb & window. Fully tiled floor to ceiling
Master Bedroom: 3.21m x 3.62m	Large double bedroom with wood laminate flooring
Bedroom 2: 2.60m x 3.62m	Double room with wood laminate flooring
Bedroom 3: 2.60m x 3.21	Double Bedroom with wood laminate flooring
Kitchen / Dining room: 3.25m X 4.73m	Shaker style kitchen units with tiled flooring and access to rear garden

## FEATURES

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- Charming 3 bed detached bungalow
- Gas Fired Central Heating
- Off street Parking
- Located just a stones throw from Rush's sandy North Beach
- Easy walking distance of local schools, supermarkets, beach and local amenities
- The M1, M50 & Dublin Airport are within a 20-minute drive

## IMAGES







## PRICE

AMV €425,000

## 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: 086 0493117

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: 84 m<sup>2</sup>**  
FLOOR 1: 84 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.

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