

# For Sale

By Private Treaty

AMV

## €280,000

# grimes<sup>®</sup>



3 Bedroom Semi Detached Home - c.85.8m<sup>2</sup> / 923.5ft<sup>2</sup>

FOR SALE BY PRIVATE TREATY

15 Thorn Chase,  
Rush,  
Co Dublin  
K56 FX04

**BER** C2



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

## DESCRIPTION

### **\*\* Cash Sale Required – Pyrite present\*\***

Grimes are delighted to present to the market No. 15 Thorn chase, Rush. This three-bedroom semi-detached home is ideally positioned within a quiet and established residential development in the heart of Rush.

The property offers well-proportioned accommodation throughout, with a practical layout suited to modern family living. While the property has been identified as being affected by pyrite, it presents an opportunity for purchasers seeking a home in this highly convenient and sought-after coastal location.

The ground floor accommodation briefly comprises a welcoming entrance hall, spacious living room, kitchen/dining area, and guest WC. Upstairs, there are three generously sized bedrooms, including a principal bedroom, together with a family bathroom. Externally, a private rear garden offers excellent potential for outdoor entertaining and family use.

Rush is a vibrant coastal town renowned for its strong community spirit, scenic coastline, and excellent recreational amenities, including golf, sailing, GAA & rugby.

## ACCOMMODATION

Entrance Hallway 1.71m x 4.44m	Bright hallway with wood effect flooring and access to the guest wc
Guest WC 0.79m x 1.45m	Wc and whb, Window for ventilation
Living room 4.57m x 4.79m	Large living room located to the rear with wood effect flooring and feature fireplace. Double doors leading to rear garden.
Kitchen: 2.76m x 2.32m Dining Room: 2.76m x 1.59m	Fitted shaker style kitchen with tiled floored and surround. Located at the front of the property.
Master Bedroom: 3.41m x 2.81m	Positioned to front of property with bay fitted wardrobes and wood effect flooring. Access to the ensuite.
En-Suite: 1.51m x 1.75m	Tiled floor to ceiling with wc, whb and stand in shower. Window for ventilation
Bedroom 2: 2.46m x 4.02m	Double bedroom with built in wardrobes and wood effect flooring, located to the rear of the property
Bedroom 3: 2.01m x 2.77m	Single room with wood effect flooring located to the rear of the property
Family bathroom 2.25m x 1.75m	Tiled floor and surround. Wc, whb and bath with shower.

## FEATURES

---

- Pyrite affected
  - Gas Fired Central Heating
  - Located in a mature residential estate in the heart of Rush
  - C2 Rating
  - Primary & Secondary schools nearby
  - Walking distance to Rush Village and local amenities
  - Easy access to the M1, Dublin Airport and surrounding coastal towns
- 

## IMAGES





## PRICE

---

AMV €280,000

## VIEWING

---

By appointment.  
Dermot Grimes

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  
M: 087-6478049  
E: [dermot@grimes.ie](mailto:dermot@grimes.ie)

**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.

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (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 2026.

**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 (e.g. €300k = €3k)



EBS d.a.c. is regulated by the Central Bank of Ireland.  
E: [alacogue.daly@mail.ebs.ie](mailto:alacogue.daly@mail.ebs.ie)  
E: [robert.grimes@mail.ebs.ie](mailto:robert.grimes@mail.ebs.ie)  
T: (01) 9637300



FLOOR 2



FLOOR 1



**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.