

For Sale

By Private Treaty

AMV

€330,000

grimes[®]



3 Bedroom Semi-Detached Home – c. 95 sqm / 1,023 sqft

FOR SALE BY PRIVATE TREATY

47 Thorn Chase
Rush
Co. Dublin
K56 EK51

BER B3



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

**** CASH BUYERS ONLY ****

Grimes are delighted to present 47 Thorn Chase, Rush to the market. While the property has been confirmed to contain pyrite, there are currently no visible signs of damage, and the home is presented in impeccable condition ready for immediate occupancy. It has recently been refurbished and upgraded to the highest standard featuring triple glazed windows, new boiler and radiators and meticulous attention to detail throughout.

The accommodation briefly comprises of entrance hall, guest w.c. fully fitted kitchen and a spacious living room with both rooms offering access to the rear garden. Upstairs, there are three generous bedrooms, with the master ensuite, a family bathroom and attic with stira stairs access. The property further benefits from a manicured south facing rear garden with side access. There is ample communal parking to front.

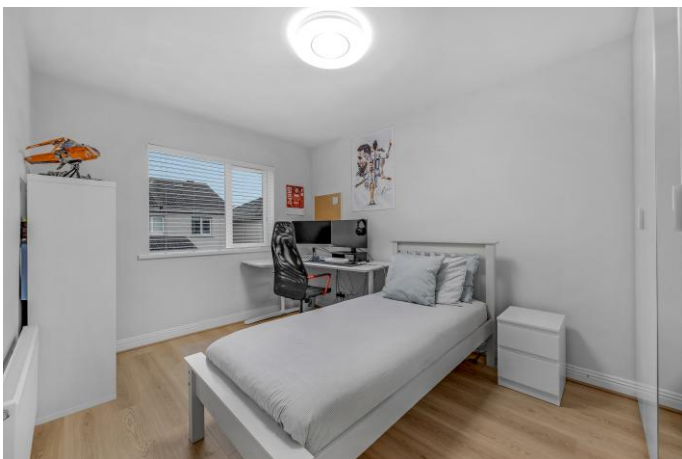
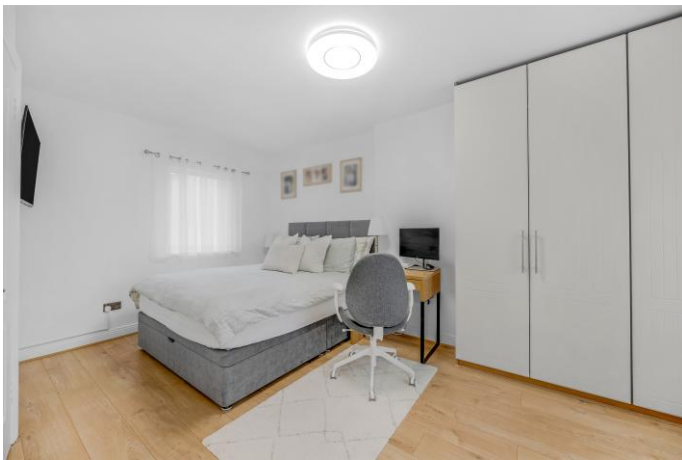
A rare opportunity to acquire a turnkey home in the center of Rush. Rush is a thriving coastal town known for its sandy beaches and friendly village atmosphere. There are a wide array of amenities, schools, leisure facilities and excellent transport links offering convenient access to Dublin city and beyond.

ACCOMMODATION

Entrance Foyer: 3.69m x 1.69m	Bright welcoming entrance hallway with access to kitchen, living room and guest WC. Tiled flooring
Living and dining area: 4.10m x 5.57m	Dual aspect living room to right of property with lovely bay window to front and double door access to rear garden. Wooden flooring
Kitchen: 5.29m x 3.88m	Stunning modern kitchen with breakfast bar. The kitchen is positioned to the rear of the property with tiled flooring. Sliding doors lead to the manicured back garden
Guest WC: 1.49m x 0.95m	Washhand basin & WC with tiled flooring and splashback
Landing: 3.48m x 2.07m	Offering access to the three bedrooms, family bathroom, hotpress & attic with stira pull down stairs
Family bathroom: 1.55m x 2.63m	Stylish bathroom with shower, wc & whb. Elegant sanitary ware. Fully tiled floor to ceiling
Master Bedroom: 2.84m x 4.94m	Dual aspect with windows to front and rear of the property, this large double bedroom has fitted wardrobes, wooden flooring and access to ensuite bathroom
En-Suite: 0.74m x 2.10m	Washhand basin & WC with wooden flooring, tiled shower area and stylish splashback
Bedroom 2: 4.04m x 2.75m	Located to the rear of the property, this generous double bedroom also has fitted wardrobes and wooden flooring
Bedroom 3: 2.97m x 2.07m	Located to the front of the property, bedroom 3 is a very generous single bedroom with wooden flooring

FEATURES

- Pyrite affected property priced to reflect remediation requirements
 - Beautifully presented 3-bedroom home with B energy rating
 - Triple glazed windows
 - Recently refurbished with new kitchen, new composite A rated front door, new carpet on stairs and landing, new laminate flooring in all bedrooms, new A rated gas boiler & new radiators throughout house
 - Easy walking distance from Rush main street and Rush beach
 - Excellent choice of schools and sports clubs within walking distance
 - Good transport connectivity to Dublin City Centre, Dublin Airport and the M1 & M50
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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (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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PRICE

AMV €330,000

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.

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grimes.ie

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Floor 2



Floor 1

TOTAL: 95 m2
 FLOOR 1: 48 m2, FLOOR 2: 47 m2
 EXCLUDED AREAS: WALLS: 9 m2

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.