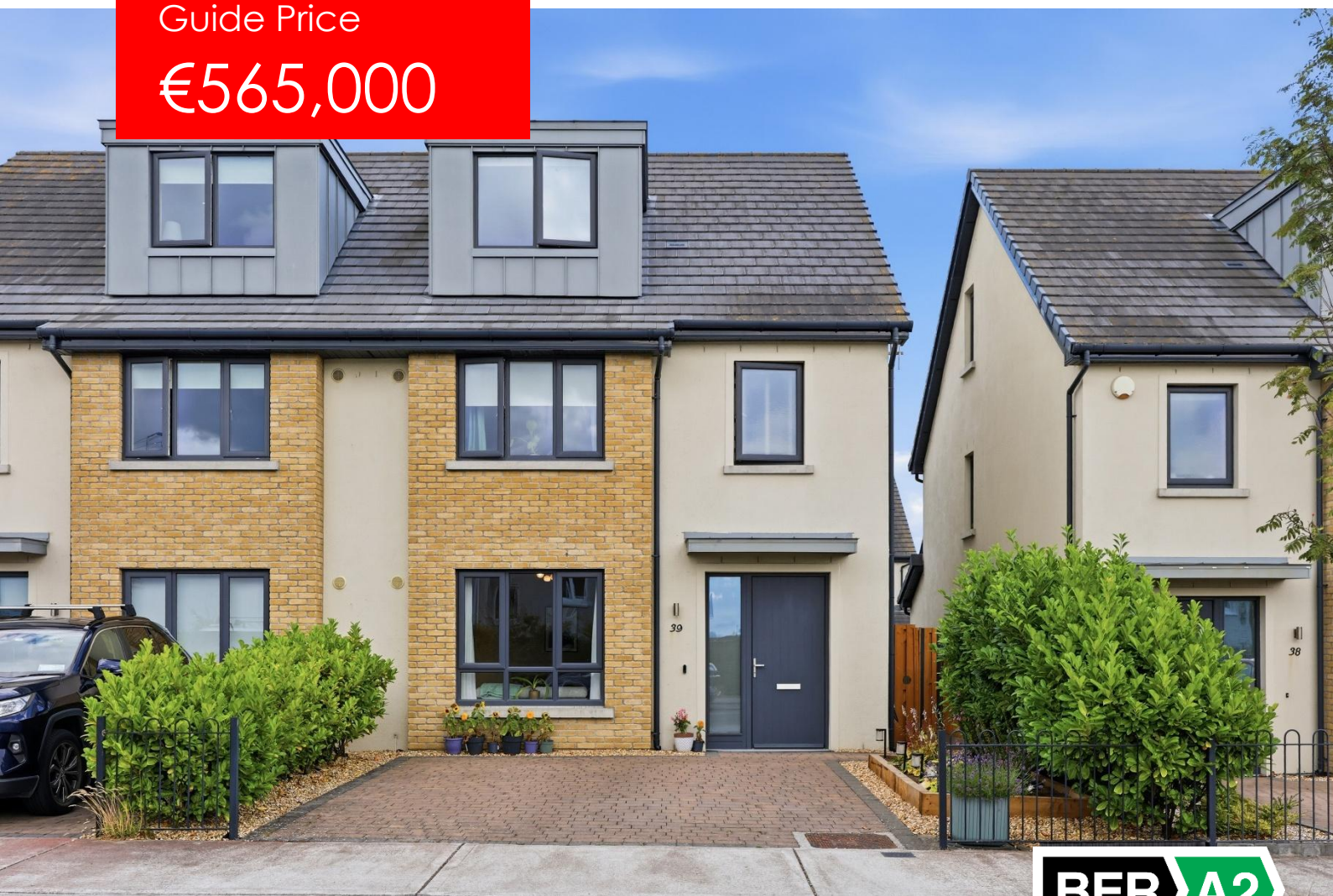


For Sale
By Private Treaty

Guide Price

€565,000

grimes[®]



BER A2

39 Knightsgate Avenue, Rush

County Dublin K56 H590

c. 1578sqft (146.58 sqm)- 4 Bed Semi-Detached

DESCRIPTION

Grimes are delighted to present No. 39 Knightsgate Avenue, Rush to the market. Situated within the highly sought-after Knightsgate development in Rush, this beautifully presented four-bedroom family home offers spacious, contemporary accommodation designed to meet the needs of modern family living.

Upon entering, a welcoming entrance hall leads to a generous reception room, providing the perfect space to relax or entertain. To the rear of the property lies the true heart of the home—a stunning open-plan kitchen and dining area, thoughtfully designed with elegant interiors, quality finishes and an abundance of natural light. This lovely space is perfectly suited to both everyday family life and entertaining guests.

The first and second floors comprise four generously proportioned bedrooms, providing versatile accommodation for growing families, visiting guests or those working from home. Two of the bedrooms benefit from stylish en-suite shower rooms, while a beautifully appointed family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

Outside, the private rear garden has been designed with low maintenance in mind, creating an ideal outdoor retreat for al fresco dining, entertaining or simply unwinding.

Rush is a thriving and ever-popular coastal town renowned for its relaxed seaside lifestyle while remaining within easy commuting distance of Dublin City. Residents enjoy an excellent selection of local amenities, including shops, cafés, restaurants, primary and secondary schools, sports clubs and recreational facilities. The town is also home to beautiful sandy beaches, scenic coastal walks, playgrounds and an abundance of green open spaces, making it an exceptional location for families and outdoor enthusiasts alike.



ACCOMMODATION

Entrance Hallway -

1.83m x 6.00m - Bright welcoming entrance hallway with wood effect flooring and access to the guest WC.

Living Room -

3.74m x 4.40m - Positioned to the front of the property with wood effect flooring and built in shelving units with feature fire

Kitchen/Dining Room: -

5.66m x 4.63m - Beautiful shaker style fitted kitchen and contrast island. The kitchen/diningroom is positioned to the rear of the property with wood effect flooring . Double french doors lead to back garden.

Utility room -

2.14m x 1.50m - Located off the kitchen, plumbed for washing machine and tumble dryer with ample storage.

Guest WC -

1.50m x 1.50m - Washhand basin & WC with tiled flooring and splashback.

Landing -

2.21m x 4.55m - Access to three bedrooms, family bathroom & hotpress. Stair return to the second floor with master suite.

Family bathroom -

2.21m x 1.79m - Stylish contemporary bathroom with bath, wc & whb. Tiled flooring and surround.

Bedroom 2 -

3.37m x 3.58m - Located to the front of the property, this large double bedroom has wood effect flooring and access to ensuite bathroom.

En-Suite -

2.35m x 1.71m - Shower, washhand basin & WC with tiled flooring, shower area and splashback.

Bedroom 3 -

3.36m x 3.72m - Located to the rear of the property, this generous double bedroom has shaker-style fitted wardrobes and wood effect flooring.

Bedroom 4-

2.52m x 2.38m - Located to the rear of the property, bedroom 4 is a very generous single bedroom with wood effect flooring.



Landing 2

1.83m x 1.44m – Carpet Flooring. Multi-purpose space ideal for a home office, study or desk area.

Master Bedroom

3.75m x 6.44m - Spacious double bedroom with feature dormer bay window, en-suite and shaker style wardrobes

En-Suite

1.44m x 3.00m - With shower, wc & whb, tiled floor and splashback.

FEATURES

- Turnkey condition 4 bedroom home
- A rated home resulting in lower energy costs
- East Facing Rear Garden
- Off Street Parking for two cars
- Heat Pump heating system
- Easy walking distance to Rush main street and Rush beach
- Good transport connectivity to Dublin City Centre, Dublin Airport and the M1 & M50
- Excellent choice of schools and sports clubs within walking distance



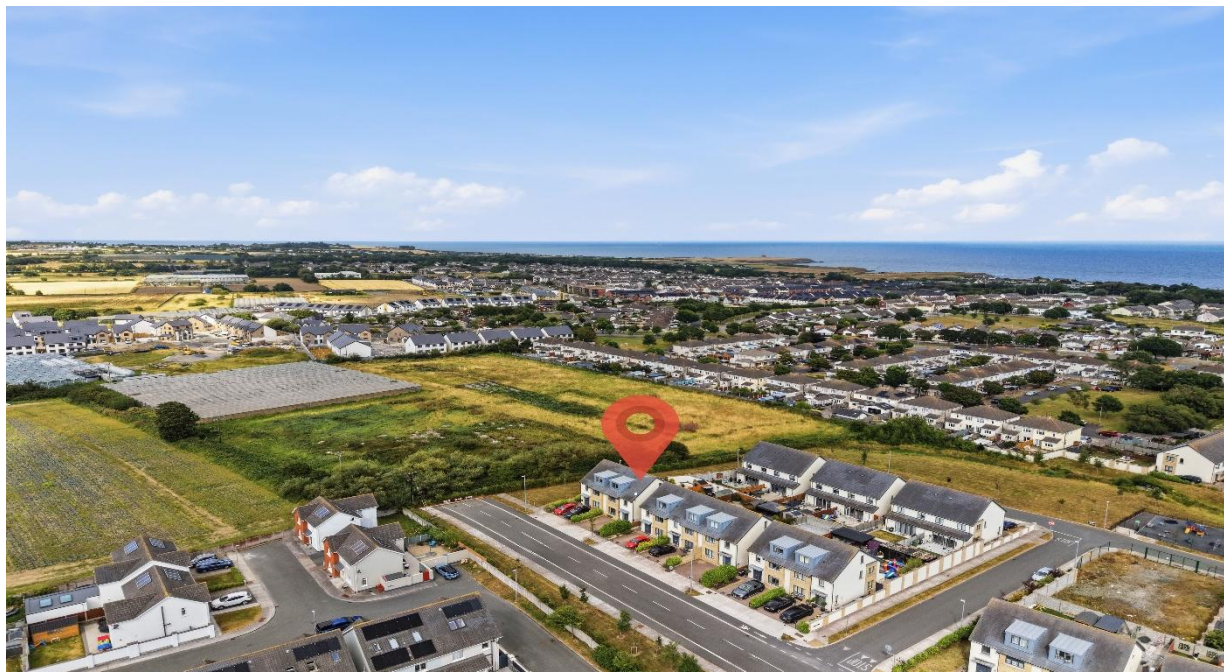
1st Floor



2nd Floor



3rd Floor



Price €565,000



Mortgage Advisors

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.

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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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