

For Sale

By Private Treaty

AMV

€550,000

grimes[®]



4 Bedroom Mid Terrace Home - c.134m² / 1442ft²

FOR SALE BY PRIVATE TREATY

37 Knightsgate Avenue,
Rush,
Co Dublin
K56 EY74

BER A2



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to present to the market No. 37 Knightsgate Avenue, Rush. Located in the popular residential estate of Knightsgate Rush, this well-proportioned four-bedroom family home offers flexible living space arranged over multiple floors, ideal for modern lifestyles. The ground floor features a welcoming entrance hall leading to a spacious reception room, perfect for relaxing or entertaining. To the rear, a generous kitchen/dining area provides an excellent family hub with plenty of space for everyday living. Upstairs, the property offers four well-sized bedrooms, allowing versatility for family use, guests, or home working. A family bathroom and additional WC complete the accommodation.

Rush is a popular coastal town offering an excellent range of local amenities and an enviable seaside lifestyle. The town boasts beautiful sandy beaches and coastal walks, ideal for leisure, recreation, and family outings. A wide selection of local shops, cafés, restaurants, and supermarkets are close at hand, providing everyday convenience. Rush is well served by a choice of primary and secondary schools, making it a highly attractive location for families. Additional amenities include sports clubs, recreational facilities, and green open spaces.

ACCOMMODATION

Entrance Hallway: 1.78m x 6.02m	Bright welcoming entrance hallway with wood effect tiled flooring and access to the guest WC.
Living room: 3.86m x 4.37m	Positioned to the front of the property with wood effect tiled flooring and built in fire and storage
Kitchen/Dining Room: 5.73m x 4.54m	Beautiful shaker style fitted kitchen and contrast island. The kitchen/diningroom is positioned to the rear of the property with wood effect tiled flooring . Double french doors lead to back garden.
Utility room: 2.30m x 1.55m	Located off the kitchen, plumbed for washing machine and tumble dryer with ample storage.
Guest WC: 1.46m x 1.55m	Washhand basin & WC with tiled flooring and splashback.
Landing: 2.20m x 4.38m	Access to three bedrooms, family bathroom & hotpress. Stair return to the second floor with master suite.
Family bathroom: 2.20m x 1.92m	Stylish contemporary bathroom with bath, wc & whb. Tiled flooring and surround.
Bedroom 2: 3.44m x 4.27m	Located to the front of the property, this large double bedroom has fitted wardrobes, carpet flooring and access to ensuite bathroom.
En-Suite: 2.30m x 1.72m	Shower, washhand basin & WC with tiled flooring, shower area and splashback.
Bedroom 3: 3.44m x 3.69m	Located to the rear of the property, this generous double bedroom has shaker-style fitted wardrobes and carpet flooring.
Bedroom 4: 2.66m x 2.43m	Located to the rear of the property, bedroom 4 is a very generous single bedroom with carpet flooring.
Landing 2 1.74m x 1.61m	Currently presented with desk/office space.
Master Bedroom 3.90m x 5.90m	Spacious double bedroom with feature dormer bay window, en-suite and shaker style wardrobes
En-Suite 1.73m x 1.45m	With shower, wc & whb, tiled floor and splashback.

FEATURES

- A2 Rating
 - Heat Pump heating system
 - Garden room with Braai barbeque & additional shed
 - Water Softener System
 - Paved driveway with two car-parking spaces
 - 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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IMAGES





PRICE

AMV €550,000

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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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)

The EBS logo consists of the letters 'EBS' in a white, serif font, centered within a solid red rectangular background.

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2nd Floor



3rd Floor



1st Floor

