

For Sale

By Private Treaty

AMV

€550,000

grimes^g



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 in Rush. Located in the popular residential estate of Knightsgate, this well-proportioned four-bedroom family home offers spacious living accommodation ideal for modern lifestyles. The ground floor features a welcoming entrance hall leading to a generous reception room, perfect for relaxing or entertaining. To the rear, a stunning kitchen and dining space forms the heart of the home, thoughtfully designed with beautiful interiors and high-quality finishes — perfect for both everyday living and stylish entertaining.

Upstairs, four generously proportioned bedrooms continue the home's elegant design, offering flexible accommodation for family, guests, or home working, complemented by three beautifully appointed bathrooms that add both comfort and convenience. The rear garden is a low-maintenance private retreat, perfect for relaxing in style. A purpose-built wooden BBQ room, featuring a braai BBQ, built-in seating, tiled flooring, offers an ideal space for year-round entertaining with family and friends.

Rush is a popular coastal town offering an excellent range of local amenities with a wide range of shops, sports clubs, recreational facilities, schools, beautiful sandy beaches, playgrounds and green space.

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

- Stunning 4-bedroom home with beautiful interiors and high-quality finishes throughout
 - 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 with 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)



EBS

EBS d.a.c. is regulated by the Central Bank of Ireland.

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2nd Floor



3rd Floor



1st Floor

