

REA GRIMES



4 Bed Detached Family Home 120 Sq m / 1,291 Sq ft

Asking Price €295,000

FOR SALE BY PRIVATE TREATY

10 Brookford

Rush

Co. Dublin



DESCRIPTION

Start getting excited with the prospect of being the proud new owners of this fabulously presented 4 bedroom detached house... REA Grimes is delighted to bring number 10 Brookford in Rush to the market. Number 10 is in show house condition and would make an ideal family home with the added bonus of having full planning permission to extend 19sqm to the existing ground floor. Downstairs comprises of a bright and airy open plan kitchen / dining / living area, guest bathroom, utility room and double door access to rear garden. This property is tastefully finished and furnished throughout.

Rush is a charming fishing village with beautiful beaches and harbour. Schools, shops, restaurants, bars, Rush has a great selection of them all, and when it comes to sports and leisure pursuits there's everything from Cricket, Golf, Sailing, GAA and Football to Theatre and Drama. Rush is served by Rush & Lusk Train Station and Dublin Bus and is within easy access of Dublin Airport, M1 Motorway M50 and Dublin City Centre.

Viewing highly recommended!

Ground Floor Accommodation:

Entrance Hall: 5.10m x 1.48m	Porch Entrance, Laminated flooring, alarm & phone point, with storage press under the stairs
Guest WC: 1.80m x 1.25m	Whb, WC, Tiled Flooring with window providing light and ventilation
Kitchen / Dining Area: 6.01m x 3.70m	Large open plan with Feature Island, Laminated flooring, fitted kitchen with ample storage presses & drawers. Double doors accessing rear garden.
Utility Room: 1.66m x 1.40m	Washing machine, Tumble Dryer and Gas Boiler
Sitting Room: 3.66m x 4.45m	Laminated flooring, Feature open fire, TV point

Upstairs Accommodation:

Landing: 3.17m x 1.18m	Stairs and landing carpeted
Bedroom 1: 4.44m x 4.14m En-suite: 1.82m x 1.84m	Double bedroom, Carpeted flooring, built in wardrobes, TV point, situated to front of property Tiled flooring, WC, whb and Tiled shower cubicle with window providing light and ventilation
Bedroom 2: 3.16m x 3.15m	Double bedroom, Carpeted flooring, built-in wardrobes with two windows
Bedroom 3: 2.60m x 2.58m	Single bedroom, Carpeted flooring, currently used as an office, situated to front of property
Bedroom 4: 2.89m x 2.46m	Single bedroom, Carpeted flooring, built-in wardrobes
Bathroom: 2.21m x 1.84m	Tiled flooring, tiled walls, WC, whb and bath with shower overhead, Window providing ventilation

FEATURES

- Bright, spacious and airy rooms throughout house
- Highly insulated windows and external doors
- Designer Kitchen with high gloss units
- Double door access from kitchen / dining area to patio and rear garden
- Walking distance to schools, shops, restaurants and bars
- Served by Rush Train Station and Dublin Bus
- Easy access of Dublin Airport, M1, M50 and Dublin City Centre

IMAGES





PRICE

Asking Price €295,000

VIEWING

By appointment

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 or email dermot@reagrimes.ie

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Mortgage Advisers

Mortgage Advice: As a tied agent with the EBS, we're delighted to be able to offer 2% cash back on Mortgages for any loan for FTB & Trade Up & Refinance loans for Family Homes issuing from now until 31st October 2016. **Example €250,000 loan issued at 2% cashback = €5,000 which is paid to the customers Current Account 2 months from drawdown.**



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