

For Sale  
By Private Treaty  
Guide Price  
**€255,000**

**grimes**<sup>g</sup>



**2 Bed Apartment – c 75m<sup>2</sup> / 807.29ft<sup>2</sup>**

FOR SALE BY PRIVATE TREATY  
17 Woodland Court  
Rush  
Co. Dublin  
K56 VN98

PSRA No. 001417

**BER C2**

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## DESCRIPTION

Grimes are delighted to present to the market Apartment 17 Woodland Court, Rush. Ideally positioned in a low-density development just off Rush Main Street this two-bedroom 1<sup>st</sup> floor apartment offers bright and spacious living accommodation.

Internally the accommodation comprises; entrance hallway from here a staircase leads to the main entrance hallway. There is a large light filled open plan living/dining room, with an opening to the kitchen and double doors open onto the terrace. A feature fireplace with an open fire creating a real focal point. Two generous double bedrooms with built in wardrobes and a bathroom complete the accommodation. Outside the development is well maintained and the communal areas are laid in lawn and offers residents on street parking.

Rush is a popular commuter town approximately 31km from Dublin City Centre, which has built a fine name for itself as a great location, thanks to an abundance of local amenities including schools, sports clubs, shops, cafés, restaurants, and beaches.

## ACCOMMODATION

Entrance Hallway 3.88m x 5.26m	Bright entrance hallway with tiled floor.
Living room 3.88m x 4.15m	Spacious living room to front of property with feature fireplace and tiled flooring. Archway leads to the kitchen.
Kitchen / Dining Room 2.38m x 2.32m / 2.48m x 3.77m	Fitted kitchen and tiled floor. Open plan dining/living area with tiled flooring and sliding patio doors to the rear garden.
Landing 2.63 x 2.93m	Access from landing to two bedrooms and family bathroom. Tiled flooring.
Family bathroom 2.58m x 2.32m	WC, WHB and bath with shower attachment. Tiled floor to ceiling.
Master Bedroom: 2.98m x 4.38m	Located to the front of the property, this large double bedroom has built in wardrobes and an en-suite.
En-Suite: 2.38 x 1.41	With WC, WHB and shower.
Bedroom 2: 2.04m x 3.42m	Located to the front of property with tiled flooring.

## FEATURES

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- GFCH heating
- Low density development
- Management Fees €1028 p.a
- Previous rent achieved €1025.38 / Tenant vacated in Nov 2023
- Located close to schools, shopping centres, train station and local amenities.
- Easy access to M1, M50, of Dublin Airport and Dublin City Centre
- Superb investment opportunity for owner occupier/investor alike.

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## IMAGES





## PRICE

AMV €255,000

## VIEWING

By appointment.  
Dermot Grimes.

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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## 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 2024.

**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. (e.g. €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 d.a.c. is regulated by the Central Bank of Ireland.

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