

For Sale

By Private Treaty

AMV

€445,000

grimes[®]



4 Bed Semi-detached House – c.142m² / 1,528 ft²

FOR SALE BY PRIVATE TREATY

38 Thornleigh

Rush

Co. Dublin

K56 XW50



grimes.ie
PSRA Licence No. 001417

DESCRIPTION & ACCOMODATION

Grimes are delighted to present no. 38 Thornleigh in Rush to the market. No. 38 is an exceptional family home and offers spacious, well-presented accommodation throughout. There is a charming easy maintenance rear garden with a block built shed that is currently used as a utility/laundry room. Adjacent a large green area, No. 38 also benefits from a driveway to the front offering off street parking.

Accommodation briefly comprises of an entrance porch, guest WC, living room, extended kitchen with family area, there is a further room to the rear previously used as a bedroom (currently used as a dining room. Upstairs there are three bedrooms with master en-suite and family bathroom, there is a staircase accessing the converted attic storage space.

Rush is a popular coastal 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. Rush is convenient to Skerries and Lusk and within easy commuting distance of Dublin Airport and the City Centre. The area is well serviced by bus and rail and is a short distance to the M1 motorway.

Entrance Hallway 3.99m x 1.71m	Bright welcoming entrance hall accessed from a porch with tiled foyer and guest WC.
Living room 4.89m x 4.00m	Located to the front right of the property. A cosy room with feature fireplace and bay window overlooking the front lawn with carpet flooring.
Kitchen / Dining area 5.19m x 5.24m 4.22m x 3.48m	Stunning fitted kitchen with Island and beautiful stone countertops. The extended kitchen is flooded with natural light and boasts a family area, dining area, wood burning stove, tiled flooring, high ceiling and access to rear garden.
Bedroom 4: 3.19m x 4.66m	This room was added as an extension to the property and is currently used as a dining room, with wooden flooring and fitted wardrobes, there is also sliding door access to the rear garden.
Family bathroom 1.79m x 2.73m	WC, WHB and bath with shower attachment. Tiled floor and tiled splashback and bath area.
Master bedroom: 5.04m x 2.91m	Located to the front of the property, this large double bedroom has a lovely bay window overlooking the front of the property with carpet flooring, built in wardrobes and an en-suite.
En-Suite: 2.07m x 1.92m	With WC, WHB, tiled shower area and window located to front of property.
Bedroom 2: 2.92m x 3.14m	Double bedroom located to rear of property with carpet flooring.
Bedroom 3: 2.15m x 3.53m	Single bedroom located to rear of property with carpet flooring and built in wardrobes.
Attic storage space: 4.27m x 3.86m	Converted storage space.

FEATURES

- Beautiful extended property
 - Detached block-built shed currently used as a utility / laundry room
 - Located within easy walking distance of local schools, supermarkets, beach and local amenities
 - Adjacent to large green area
 - Gas fire heating system
 - Easy access to M1, M50, of Dublin Airport and Dublin City Centre
 - Quiet cul de sac just off the Skerries road
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IMAGES





PRICE

AMV €445,000

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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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. (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 (eg. €300k = €3k)



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