

For Sale

By Private Treaty

AMV

€695,000

grimes[®]



2 Bedroom Detached Beach Front Bungalow - 98sqm/1,054 sq ft

FOR SALE BY PRIVATE TREATY

“Siroc”

The Burrow

Rush North Beach

Co Dublin

K56 VE84

BER C2

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DESCRIPTION

Grimes are delighted to present 'Siroc' to the market. This is truly an exceptional property. Located on the stunning North Beach in Rush with direct access to a beautiful 1km stretch of sandy coastline with fishing Harbour to the Southern end. Enjoy strolls on the beach and breathtaking views of the coastline and Lambay Island. The North Beach is a vehicle free beach so is unspoiled and in the most recent Bathing Water Quality report from Fingal County Council met the standard of "Excellent" water quality.

This unique home offers the perfect retreat for those seeking an escape from the fast-paced world. It is bright and airy throughout, it is finished to a high standard with modern finishes and beautifully reflects its coastal location with a focus on view and orientation. Originally constructed as a 3-bedroom home the accommodation now comprises of 2 bedrooms with master en-suite, bathroom and spacious multi-functional open plan living area taking full advantage of the stunning views.

To the side and rear there are extensive landscaped garden areas with various seating and barbeque locations to enjoy your morning sunrise coffee or dining al fresco. There is ample off street parking.

Rush Village is just a short stroll away with a beautiful Harbour and a good range of shops, supermarkets, bars, restaurants, coffee shops and beauticians/hairdressers. Rush has several primary and secondary schools and various sports clubs including GAA, cricket, golf and football. Both Irish Rail and Dublin Bus operate regular commuter service to the City Centre with buses and trains departing every 30mins. Dublin Airport is just a short drive (c.30km) from the property.

Siroc really has it all. Viewing comes highly recommended to fully appreciate this beautiful coastal home.

Entrance Foyer 1.17m x 1.03m	Leading to the open plan living/dining area.
Living room 6.59m x 4.38m	Bright room with feature wood burning stove for the colder nights, tiled floor throughout. Large sliding patio doors take full advantage of the view and open to a patio area with pedestrain gate to the beach.
Dining Area 4.39m x 3.43m	Adjoining the living and breakfast/bar area with opening to the kitchen
Breakfast Island/Bar 2.91 x 3.49	Origianly a third bedroom, this now forms part of the open plan living/dining area with breakfast island and access to the utility room.
Utility/Laundry Room 2.91m x 1.11m	Plumbed for washing machine/dryer.
Kitchen 2.29m x 3.33m	Galley kitchen with access to South facing patio/courtyard, solid wood and granite worktops and integrated appliances.
Hall: 1.51m x 2.72m	With wooden floor leading to bedrooms and bathroom.
Master Bedroom 2.79m x 3.33m	With wooden floors and en suite.
En-Suite 1.03m x 2.37m	Tiled floor and shower area, WC and WHB, window.
Bedroom 2 4.25m x 2.52m	With wooden floor, sliderobe wardrobes and ceiling downlights. Two windows overlooking the side garden.
Bathroom 2.42m x 2.52m	Modern bathroom with tiled floor and shower area. Wall hung vanity unit, WC, heated towel rail and ceiling spotlights.

FEATURES

- Exceptional beachfront location with private beach access.
- Beautifully maintained and presented throughout.
- Landscaped garden adjoining the beach.
- South facing courtyard with block built shed.
- Off street parking.
- Oil fired central heating.
- Walking distance to Rush Village and all amenities.





PRICE

AMV €695,000

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)



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

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