

For Sale

By Private Treaty

AMV

€645,000

grimes[®]



4 Bedroom Detached Home – 182 sqm / 1,960 sq ft

FOR SALE BY PRIVATE TREATY

7 Clifflands Court
Rush
Co. Dublin
K56 PW31

BER **B3**

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DESCRIPTION

Grimes are delighted to introduce no. 7 Clifflands Court to the market. This is an exceptionally well-located property and is presented to the market in good condition throughout offering excellent living and entertaining space. Built in 1981, no. 7 has solar panels for hot water and boasts an excellent B3 energy rating allowing you to save on heating expenses. Located in an exclusive development of just 7 red brick detached family homes, the property is perfectly positioned with a cobble lock driveway offering ample parking and an easy maintenance west facing rear garden that can be accessed by two side gates.

Accommodation briefly comprises of an entrance hallway off which there are reception rooms on both sides. The main sitting room to the right adjoins the kitchen and dining area with a further large sunroom to the rear of the downstairs accommodation opening onto the beautifully maintained west facing rear garden. Upstairs there are 4 generous double bedrooms, one of which boasts an ensuite. A family bathroom and large walk in hot-press complete the picture.

Located within a stone's throw from the beautiful North beach in Rush close to an abundance of amenities to include restaurants, bars, coffee houses, supermarkets, beaches, transport links and sports clubs. Rush is a thriving coastal town with beautiful beach walks. The 33-bus stop is a short stroll while there is a regular train service to Dublin City Centre approximately 5km away.

ACCOMMODATION

Sitting Room: 5.67m x 3.85m	Large sitting room located front right of property with large windows and feature fireplace with double doors adjoining the dining area of kitchen.
Family room: 4.04m x 2.47m	To the front left of the property with wood flooring and window overlooking front lawn.
Kitchen/Dining Room: 7.77m x 3.95m	Spacious fitted kitchen with breakfast bar and large dining area. Window overlooking rear garden, wooden flooring.
Utility room	Ample storage presses, plumbed for washing machine and dishwasher, access to rear garden, wooden floor.
Guest WC	Downstairs WC with toilet and sink
Sunroom: 4.54m x 3.08m	Bright and spacious sunroom adjoining kitchen featuring timber clad ceiling and double door access to west facing rear garden.
Master Bedroom 1: 4.20m x 3.92m & Ensuite bathroom	Large double bedroom overlooking rear garden boasting a fully tiled ensuite bathroom.
Bedroom 2: 4.03m x 2.17m	Large double bedroom to rear of property with carpet flooring and fitted wardrobes.
Bedroom 3: 3.94m x 3.69m	Large double bedroom to front of property with carpet flooring and fitted wardrobes.
Bedroom 4: 3.90m x 2.69m	Large double bedroom to front of property with carpet flooring and fitted wardrobes.
Family Bathroom: 3.43m x 2.27m	Bright spacious family bathroom with bath, WC and WHB. Tiled floor and walls, and chrome radiator.

FEATURES

- Large detached red brick 4-bedroom family home
- Excellent B3 energy rating
- Solar panels for hot water
- Stira staircase accessing floored attic
- Fibre broad band
- Spacious west facing rear garden with two block built sheds and a large greenhouse
- Ample off street parking and two side entrances to rear garden
- Easy walking distance to the north beach and town center
- Excellent choice of schools and sports clubs within easy walking distance
- Good transport connectivity to Dublin City Centre, Dublin Airport and the M1 & M50

IMAGES





PRICE

AMV €645,000

VIEWING

By appointment.
Negotiator: Louise Shannon 086-0493117

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?

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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