

For Sale

By Private Treaty

AMV

€595,000

grimes[®]



4 Bedroom Detached Home – c. 135 sqm / 1,453 sqft

FOR SALE BY PRIVATE TREATY

14 Wood Dale Road

Rush

Co. Dublin

K56 NX06



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to present no. 14 Wood Dale Road in Rush to the market. Perfect for a growing family, no. 14 offers an excellent opportunity to purchase a large four-bedroom detached home. Built in 1981 and boasting a C3 energy rating, the property is ideally located just off the Skerries Road in Rush and is within easy access to an array of amenities such as schools, sports clubs, restaurants, bars, coffee shops, supermarkets, and Rush's sandy North beach.

This wonderful property has been lovingly cared for over the years and is tucked away in a small cul de sac of houses with the benefit of off-street parking and a private rear garden with block-built storage shed. Accommodation briefly comprises of a large Living Room, Dining room, Kitchen, downstairs WC, upstairs there are 4 Bedrooms a Family Bathroom, hot-press and attic with stira stairs access.

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, the M50 and M1 are just a short drive from the property.

ACCOMMODATION

Entrance Hallway: 4.76m x 2.54m	Porch entrance into a bright hallway with wooden flooring.
Living Room: 3.89m x 8.41m	Bright spacious living room with feature fireplace, double doors access to rear garden with carpet flooring.
Dining room: 2.44m x 4.68m	Located to the front of the property with wooden flooring and large window overlooking front garden.
Kitchen: 4.00m x 3.55m	Newly fitted built in kitchen with ample storage units, integrated appliances, wooden flooring and French double doors accessing rear garden.
Downstairs WC : 1.34m x 1.84m	WC, wash hand basin, tiled flooring.
Master Bedroom: 3.32m x 4.36m	Double bedroom to front of property with carpet flooring.
Bedroom 2: 4.24m x 2.82m	Double bedroom to front of property with wooden flooring.
Bedroom 3: 3.32m x 3.95m	Double room located to the rear of the property with wooden flooring.
Bedroom 4: 2.78m x 3.55m	Single bedroom located to the front of the property to the front of the property with carpet flooring.
Family Bathroom: 1.94m x 2.50m	Bright spacious recently refurbished family bathroom with walk in shower, WC and WHB. Tiled floor to ceiling, window for light and ventilation.

FEATURES

- Beautiful spacious 4-bedroom detached home
- Gas fired central heating
- Located in a mature cul de sac
- Superb location close to all amenities and a few minutes' walk to the North beach
- Private front and rear garden
- Off street parking
- Excellent choice of shops, schools and sports clubs close by
- Good transport connectivity to Dublin City Centre, Dublin Airport and the M1 & M50

IMAGES





PRICE

AMV €595,000

VIEWING

By appointment only
Negotiator: 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?

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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CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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

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

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FLOOR 1



FLOOR 2

TOTAL: 134 m²
 FLOOR 1: 69 m², FLOOR 2: 65 m²
 EXCLUDED AREAS: PORCH: 3 m², FIREPLACE: 0 m²

