

For Sale

By Private Treaty

AMV

€395,000

grimes[®]



3 Bed Semi Detached Home – 88m² / 947.22ft²

FOR SALE BY PRIVATE TREATY

4 Millbank Court,
Rush,
Co Dublin,
K56 DC82

BER C3

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PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring to the market this beautifully presented 3 bed semi-detached home located in the popular and mature development of Millbank Court, Rush. Millbank court is a small development of 17 houses and No.4 is within minutes' walk of the beautiful North beach, Rush village and all local amenities.

4 Millbank Court is well laid out over two floors and comprises entrance hall, guest w.c., living room to the front, kitchen/dining room with sliding door to rear, upstairs there are 3 good double bedrooms with main room ensuite and separate family bathroom.

Rush is conveniently located for access to the M1, M50, and Dublin Airport being only a 10-15 minute drive away. Public transport is well catered for with the commuter trains from Rush and Lusk station giving direct access to Dublin city centre, as well as Dublin bus services.

ACCOMMODATION

Entrance Hallway 1.81m x 5.94m	Bright hallway with wood flooring
Living room 3.29m x 4.71m	Located to the front of the property with wood flooring. Feature fireplace
Kitchen / Dining Room 5.21m x 7.29m	Tiled flooring in kitchen and wood flooring in the dining area. Fitted kitchen with plumbing for washing machine and dishwasher. Sliding patio doors to rear garden.
Guest WC. 0.71m x 1.88m	Under stair WC & WHB.
Bedroom 1: 3.56m x 2.79m	Spacious double bedroom to the front of the property with fitted wardrobes and en-suite.
En-Suite: 1.82m x 2.28m	WC, WHB and shower. Tiling to walls and floor, velux window.
Bedroom 2: 2.56m x 4.18m	To the rear of the property with fitted wardrobes.
Bedroom 3: 2.55m x 3.27m	To the rear of the property.
Family Bathroom: 1.69m x 2.04m	Fully tiled, floor to ceiling with large corner shower, WC & WHB.

FEATURES

- Beautiful condition throughout.
- Large corner site with generous side entrance.
- Within walking distance of the stunning South & North Beaches and Rush Harbour.
- Pubs, shops and restaurants on your doorstep.
- Primary and Secondary schools nearby.
- Easy commute to Dublin City Centre with regular Bus & rail services.
- Large block built shed with window to the rear.

IMAGES





PRICE

AMV €395,000

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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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 3.55% (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)

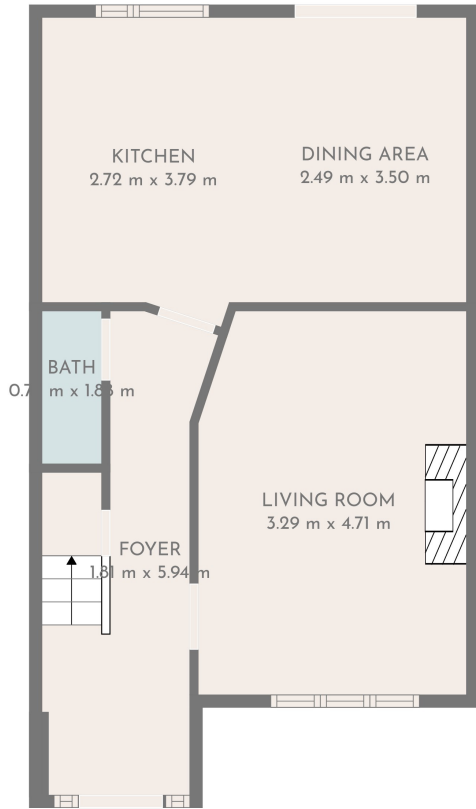


EBS d.a.c. is regulated by the Central Bank of Ireland.

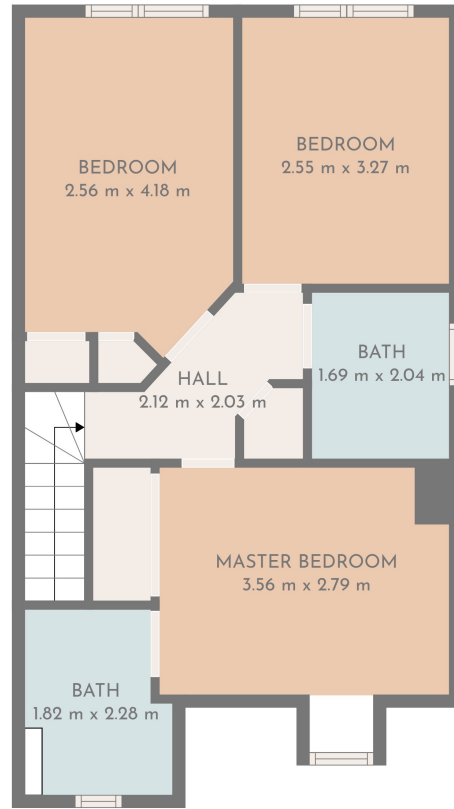
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FLOOR 1



FLOOR 2

TOTAL: 88 m²
 FLOOR 1: 46 m², FLOOR 2: 42 m²
 EXCLUDED AREAS: LOW CEILING: 4 m², BAY WINDOW: 1 m²