

For Sale

By Private Treaty

AMV

€525,000

grimes^g



3 Bedroom Semi-detached Home c.113 sqm/1,227 sqft

FOR SALE BY PRIVATE TREATY

29 Mariners Drive
Rush
Co Dublin
K56 X092

BER A2



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring No. 29 Mariners Drive in Rush to the market. No. 29 is a gorgeous 3-bedroom semi-detached home, it was built in 2023 by Richmond Homes and presents in excellent condition throughout. As you enter the home, you are greeted with a welcoming hallway, there is a spacious sitting room on the right with two large bay windows. The hall also leads to an open plan kitchen and dining area with double door access to the north facing rear garden with patio and side gate. Upstairs there are three generously proportioned bedrooms, two with built in wardrobes, master en suite shower room as well as a chic and stylish family bathroom. Two off street parking spaces complete the picture.

The Mariners Way development is located less than a 3-minute walk to the sandy North Beach and only a short stroll from the town center, where you will find a wide range of shops, bars, restaurants, supermarkets, numerous primary schools and a secondary school. There are excellent sports & leisure clubs for all ages to include, sailing, golf, cricket, soccer & GAA.

This almost new home has been beautifully decorated throughout. Early viewing is strongly advised.

ACCOMMODATION

Entrance hallway: 1.94m x 4.58m	Bright welcoming entrance hallway with stylish wooden floors.
Sitting Room: 4.70m x 6.01m	Beautiful modern living room with two bay windows & wooden flooring.
Kitchen & Dining area: 3.43m x 2.58m 4.29m x 2.67m	Contemporary custom fitted handleless kitchen with under cabinet lighting. Integrated appliances include oven, hob, dishwasher, fridge/freezer and integrated recycling bins. There are double doors accessing the rear garden.
Utility Room: 2.79m x 2.49m	Plumbed for washing machine/dryer.
Guest WC: 1.45m x 1.43m	With WHB, WC, tiled flooring and window.
Master Bedroom & Ensuite bathroom: 3.86m x 3.91m 2.70m x 1.24m	Large double bedroom with built in wardrobes. The ensuite has lovely charcoal tiling in shower unit and floor. There is a small walk in closet offering further storage.
Bedroom 2: 2.98m x 3.26m	Double bedroom with wooden flooring & fitting wardrobes
Bedroom 3: 3.17m x 2.17m	Large single bedroom with wooden flooring.
Family Bathroom: 2.98m x 1.90m	Chic modern bathroom with high quality sanitary ware with tiled bath & shower area and tiled flooring.

FEATURES

- A rated home
 - Generous accommodation throughout property
 - 2 parking spaces
 - Built in 2023
 - Excellent condition throughout
 - Gas fired central heating
 - Easy walking distance to Rush town center & the North beach
 - Excellent choice of local schools and sports clubs
 - Rush is well serviced by public transport and Mariners Way is located beside a bus stop
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IMAGES





PRICE

Asking price €525,000

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 3.55% (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 2



FLOOR 1

TOTAL: 111 m²
 FLOOR 1: 57 m², FLOOR 2: 54 m²

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