

**8 Brindley Park Square**  
Ashbourne  
County Meath

**FOR SALE BY PRIVATE TREATY**

**REA** | REAL ESTATE  
ALLIANCE.IE

**GRIMES**



**ASKING PRICE: €165,000**

**8 Brindley Park Square, Ashbourne, Co Meath** New to the summer market is 8 Brindley Park Square, a spacious two bedroom mid-terrace house in superb condition close to Ashbourne Town Centre and all local amenities. Recently redecorated with a new gas condenser boiler, this is truly a house in walk-in condition. Accommodation briefly entrance hallway, living room, kitchen/ dining room, two double bedrooms (master en-suite) & main family bathroom. G.F.C.H., plentiful parking and overlooking a large green area makes this an ideal property for a first time buyer or investor. 8 Brindley Park Square is located north west of Ashbourne Town Centre, just off the R135 with easy access to the M2/ N2/ M50 & Dublin Airport. The property is located in a square of properties with a green area in the middle. Viewing highly recommended with REA Grimes contact Lynn Lynagh on on 01 835 0392 or [lynn@reagrimes.ie](mailto:lynn@reagrimes.ie)

**REA GRIMES**

Main Street Ashbourne Co Meath  
T: 01 835 03 92  
E: [info@reagrimes.ie](mailto:info@reagrimes.ie)  
W: [www.reagrimes.ie](http://www.reagrimes.ie)

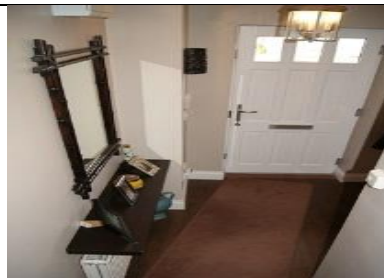


## For Sale By Private Treaty 8 Brindley Park Square, Ashbourne, Co Meath

- Attic fully floored perfect for storage
- Presented in excellent condition - recently redecorated with modern decor throughout
- Close to all local amenities
- Natural Gas Heating
- Fully Alarmed

**Viewing:** Please contact us to arrange an appointment. We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturdays phone: 018350392 or email [dermot@reagrimes.ie](mailto:dermot@reagrimes.ie) / [lynn@reagrimes.ie](mailto:lynn@reagrimes.ie)

### IMAGES



### BER

BER: B4  
BER No: 105066732  
Energy Performance Indicator: 146.14 k Wh/m<sup>2</sup>/yr



### DIRECTIONS

Travelling through Ashbourne, past Dunnes Stores & the Credit Union. Take the left just after the set of pedestrian traffic lights. Take first right into Brindley Park and the next left. 8 Brindley Park Square is on your left. See REA GRIMES For Sale sign.

## ACCOMMODATION

Entrance Hallway: 1.9 m x 2.4 m	Complete with walnut wood flooring, shelf and coat area, feature light fitting and alarm panel.
Living Room: 4.4 m x 3.6 m	Walnut wood flooring, feature fireplace with gas insert, decorative light fitting and coving.
Kitchen: 4.6 m x 4.0 m	Tiled flooring with fully fitted kitchen. Sliding patio doors provide access into the back garden.
Garden: 21.4 m x 5.0 m	Low maintenance lawn complete with garden shed for storage.
Main Bathroom: 2.2 m x 2.0 m	Tiled floor with tiled splash back area and bath surround. W.C., w.h.b., and bath. A window provides ventilation.
Master Bedroom: 3.2 m x 3.5 m	Double bedroom complete with walnut wood flooring and built-in wardrobes.
En-suite: 2.3 m x 1.5 m	W.C., w.h.b., and shower with tiled floor and splash back area.
Bedroom 2: 2.6 m x 3.3 m	Double bedroom to the back of the property complete with walnut wood flooring.

**ASKING PRICE: €165,000**

**Mortgage Advice** Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.

**Legal Information:** Paul Grimes & Assoc Ltd T/A REA GRIMES and the Vendor/Lessor give notice that: 1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lesseees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or miss deception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/ Lessor or the Purchaser/Tenant. 5. Neither the Vendor/Lessor nor Paul Grimes & Assoc Ltd T/A REA GRIMES nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.