

GRIMES



29 The Beeches
Archerstown Demesne
Ashbourne
Co Meath
A84 XK06

FOR SALE BY PRIVATE TREATY
Asking Price: €320,000

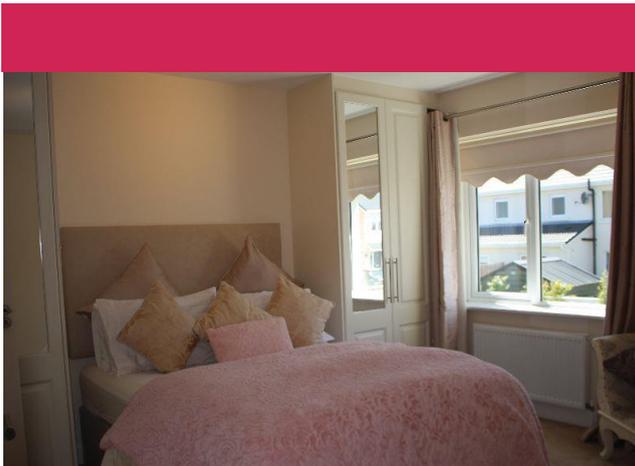


- Welcome Home to No 29 - beautifully finished and has many upgraded features.
- This 3 bedroom semi-detached property is presented in show house condition.
- Extending to c.113 sq. m with A3 energy rating.
- Large sunny private south west facing rear garden.
- Low maintenance exterior with cobble-lock and railing to front driveway.
- Close Ashbourne Town Centre and commutable to Dublin City Centre.
- Accommodation: Livingroom, Kitchen/Diningroom, Guest WC, Main family bathroom, 3 bedrooms with master Ensuite.

For more information or to arrange a viewing,
contact REA Grimes on 01 835 0392 or email janet@reagrimes.ie

FEATURES

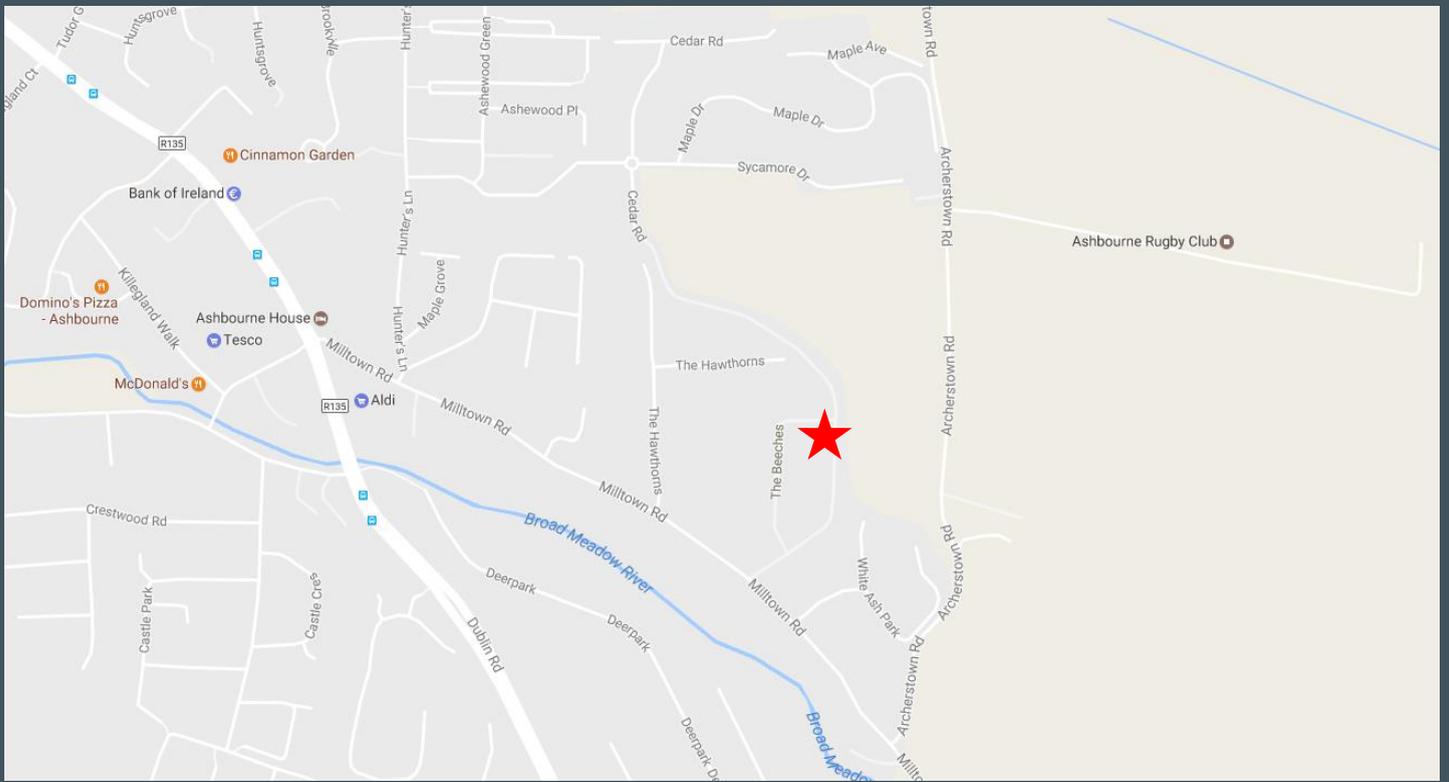
- Extends to c. 113 sq. m
- Built in 2015
- Located in a quiet residential area
- Sunny private west facing rear garden. Walled/fenced in.
- GFCH – A3 energy efficiency with photovoltaic solar panels
- In show house condition
- Many upgrades including kitchen & water treatment system. Selene Actea Porcelain floor tiles.
- Excellent commuting distance of Dublin City Centre & Dublin Airport, easily accessible via M2/ M3 which links with M50.
- Viewing is highly recommended with REA GRIMES



ACCOMODATION

| | | |
|-------------------------|-------------------|--|
| Entrance Hallway | 6.803 m x 1.943 m | Alarm. Tiled floor. |
| Downstairs WC | 1.704 m x 1.462 m | WC, WHB with fitted vanity unit, lighted mirror and tall boy. Tiled floor. Radiator cover. |
| Livingroom | 6.096 m x 3.576 m | Semi-solid oak floor. |
| Kitchen | 3.823 m x 2.983 m | Upgraded fully fitted kitchen with integrated washing machine, dishwasher, fridge/ freezer, oven, hob & extraction fan included in the sale. FGA-glass splashback over worktop. Selene Actea Porcelain tiles on floor. Radiator cover. |
| Diningroom | 5.207 m x 2.592 m | Tiled floor Selene Actea Porcelain tiles. Double doors to rear garden. Radiator cover. |
| <u>Upstairs:</u> | | |
| Landing | 4.261 m x 2.137 m | Carpet on stairs and landing. Hotpress shelved. Attic ladder. |
| Master Bedroom | 4.099 m x 3.394 m | Fitted wardrobes. Carpet. |
| Ensuite | 2.545 m x 1.212 m | Power shower. WHB with vanity unit. WC. Heated towel rail. Tiled floor and part wall tiled. |
| Bathroom | 2.237 m x 2.125 m | Upgraded whb with vanity unit, Bath, wc, whb. Power shower. Tiled over bath & splash back. |
| Bedroom 2 | 4.789 m x 2.829 m | Fitted wardrobes. Carpet. |
| Bedroom 3 | 2.711 m x 2.575 m | Fitted wardrobes. Carpet. |
| Garden | | Walled/fenced and sunny west facing rear garden. Side access to the front and rear garden |





PRICE

Asking Price €320,000

VIEWING

Strictly by prior appointment with

REA GRIMES Contact:

Janet Mulroy BA Mod Hons

M: 01 835 03 92

E: janet@reagrimes.ie

REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

DIRECTIONS

From the R135 (Main Street, Ashbourne) travelling South turn left onto the Milltown Road with Ashbourne House Hotel on your left. Continue for c.1 km and the entrance to Archerstown Demesne is on your left. See REA Grimes 'For Sale' sign.

BER Information

BER: A3

BER No: 106809155

Energy Performance Indicator: 59.82 kWh/m²/yr



Mortgage Advisors

Mortgage Advice Should you require any financial advice, we can put you in contact with a mortgage advisor who would be happy to talk to you. Evening appointments available. Their in-depth knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs. **2% Cashback available until September 2017 through EBS.**

CALL NOW ON +353 (0) 1 8350392

PSRA Licence No: 001417



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