

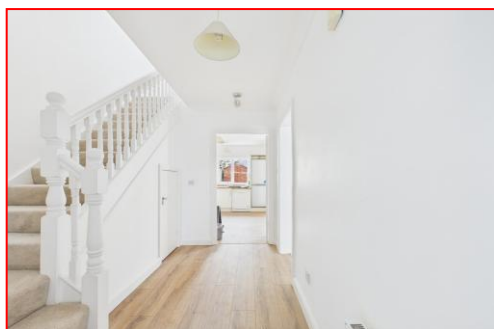
7 Ashewood Walk, Ashbourne, Co. Meath, A84 P288



Asking price: €380,000

**3 BEDS / 3 BATH / BER B**

**BER Number: 119552206**



**T: 01 835 7089 E: [tormeylee@dng.ie](mailto:tormeylee@dng.ie)**

2 Killegland House, Ashbourne Court, Ashbourne, Co. Meath  
VAT No. 3542849TH Company Reg. No. 598193 PSL No. 003940

**RESIDENTIAL SALES & LETTINGS, VALUATIONS, COMMERCIAL**



Situated within the popular Ashewood development, No. 7 Ashewood Walk is an exceptionally well-presented three-bedroom mid-terrace home that combines stylish interiors, modern upgrades and an enviable location just a short stroll from the centre of Ashbourne Village.

Extending to approximately 105.82 sq.m. (1,139 sq.ft.), this impressive residence offers bright, generously proportioned accommodation and benefits from a B Energy Rating, making it an ideal choice for today's energy-conscious buyer.

Beautifully maintained and upgraded by its current owners, the property is presented in turnkey condition, with brand new windows and new carpets throughout creating a fresh, contemporary feel from the moment you step inside.

The accommodation has been thoughtfully designed for modern family living. A welcoming entrance hall leads to a spacious living room, flooded with natural light and offering a comfortable setting for relaxing or entertaining. To the rear, the open-plan kitchen and dining area forms the heart of the home, providing an excellent space for family life and direct access to the private rear garden. A guest WC completes the ground floor accommodation. Upstairs, there are three generously proportioned bedrooms, each with fitted wardrobes, including a spacious master bedroom with en-suite bathroom. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private driveway providing off-street parking for two cars to the front, while the enclosed rear garden offers an ideal space for outdoor dining, children's play or simply unwinding in a peaceful setting. The location is second to none.

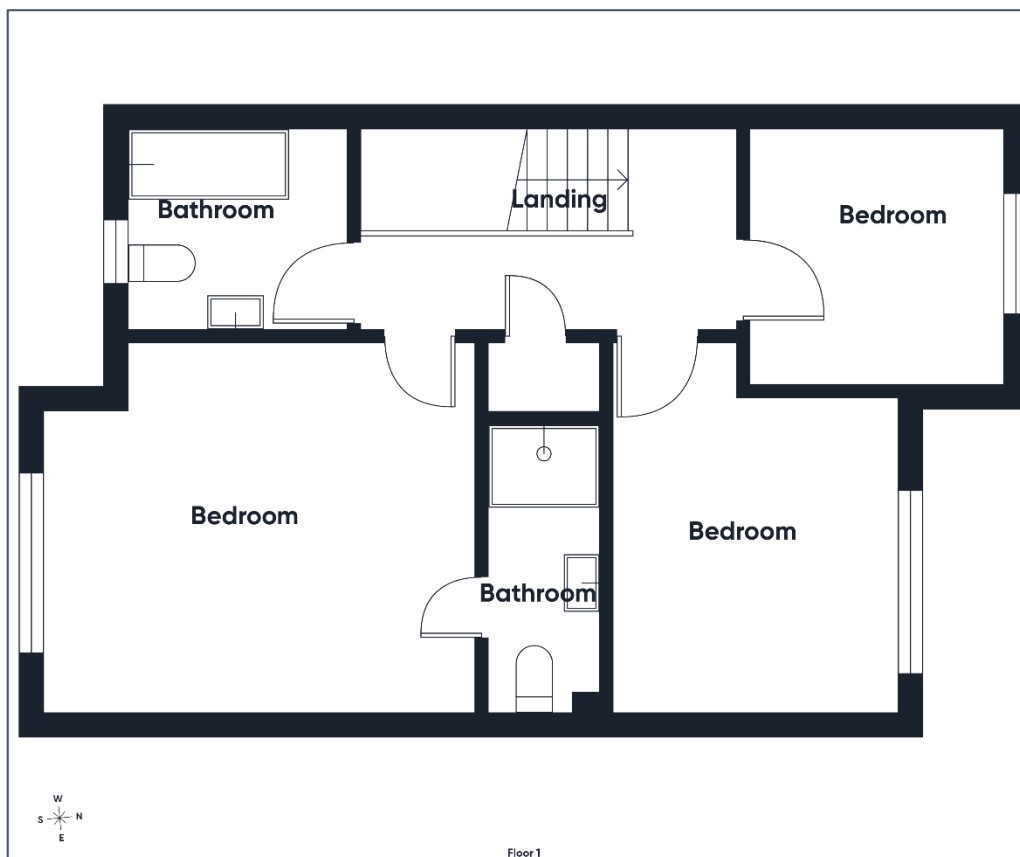
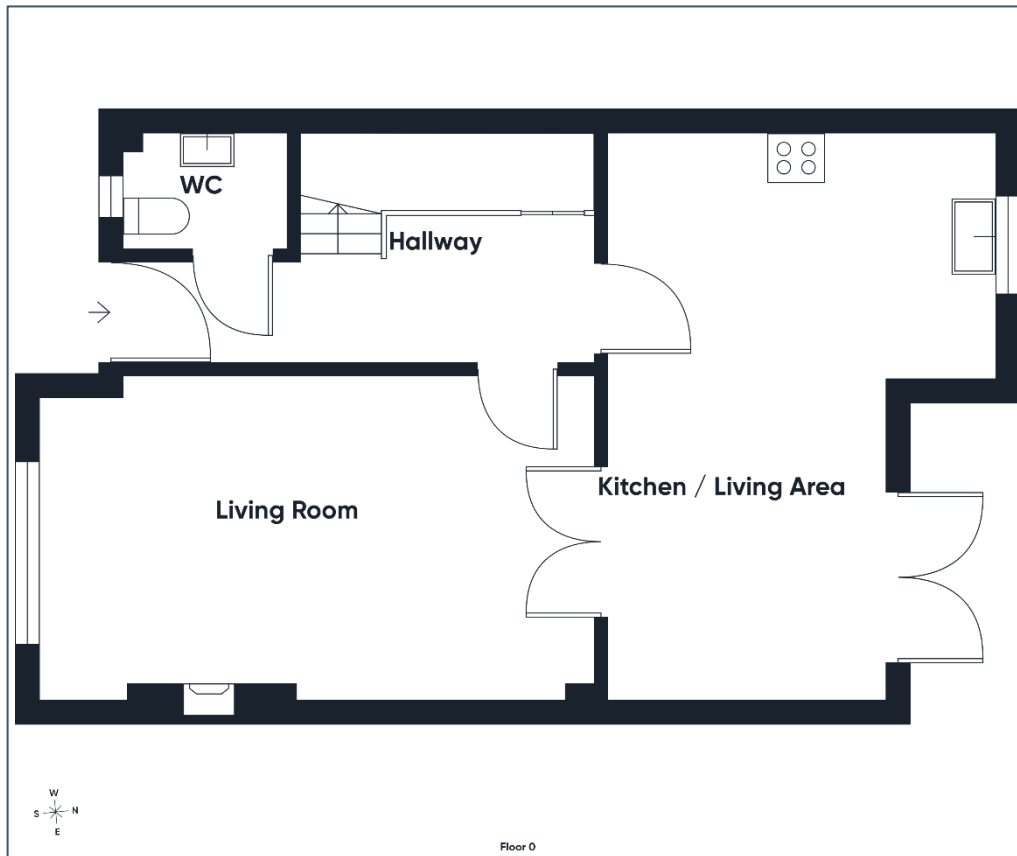
Ashewood is a mature residential development within easy walking distance of Ashbourne Village, where an excellent selection of cafés, restaurants, boutiques, supermarkets, schools and leisure facilities are all close at hand. Commuters will also appreciate the superb connectivity, with the M2 and M50 motorways providing swift access to Dublin City Centre, Dublin Airport and the wider motorway network. Offering an outstanding combination of space, comfort, energy efficiency and convenience, No. 7 Ashewood Walk represents a superb opportunity for first-time buyers, growing families and those seeking a quality home in one of Ashbourne's most desirable residential locations. Early viewing is highly recommended. Ashewood Green is within walking distance of the town centre which offers an abundance of local shops, restaurants, pubs, gyms and sporting facilities. Ashbourne is home to seven Primary Schools and two Secondary schools. There are well established and thriving sports clubs to include GAA, Soccer, Rugby, Golf, Bowls, Baseball, Cricket & Tennis Clubs. For entertainment there is a seven-screen cinema and new bowling / leisure centre. Ashbourne boasts all the main supermarkets to include Dunnes Stores, Supervalu, Lidl, Aldi & Tesco, as well as smaller independent shops and boutiques. There are regular commuter bus services to Dublin City Centre run by Bus Eireann and Ashbourne Connect. There are also regular buses to Blanchardstown and Swords. The M2 motorway is easily accessible for nationwide routes, and the Airport is a c. 20-minute drive.

To arrange a viewing contact DNG Tormey Lee on 01 835 7089.

Messrs. DNG TormeyLee for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG Tormey Lee has any authority to make or give representation or warranty whatever in relation to this property.

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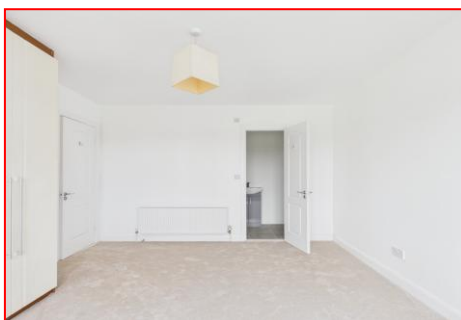
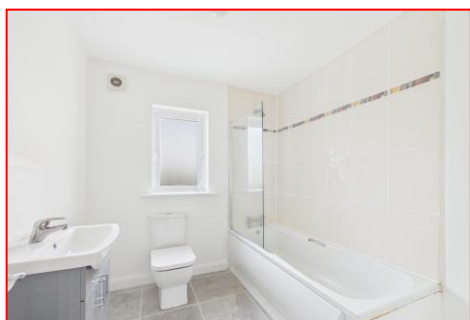
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**Summary of 7 Ashewood Walk: -**

B Energy rating  
Mid terrace property  
Internal area c. 105.82m<sup>2</sup>  
Built c. 2006  
Brand new windows  
New carpets throughout  
3 bedrooms  
Fitted wardrobes in all bedrooms  
2 bathrooms + guest  
WC  
Kitchen with dining area  
Sitting room  
Gas central heating  
Driveway for 2 cars  
Rear garden  
Short walk to Ashbourne Village

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