



FOR SALE BY PRIVATE TREATY



7 Glen Abhainn Avenue, Enfield, Co Meath A83 W284

Prestigious 5 bed detached family home in premier location just a couple of minutes' walk to the village centre. Located in a small cul-de-sac fronting on to a mature area & excellently presented, these properties rarely come to the market. This beautiful home is ready to walk into & has a host of extras including newly fitted gas boiler, attractive decking, outside lighting & power points, steel garden shed with power points & lighting, cobblelock driveway with parking for 3 cars & has been superbly maintained by the current owners. The sale will also include the kitchen & utility room appliances. Enfield is a superb village with crèche, primary school, shops, pubs, restaurants & a host of family centred activities, it also has superb public transport to the city. This is a great opportunity not to be missed. BER – C2

ASKING PRICE: €405,000

PSR number 001731

CAREY AUCTIONEERS

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Accommodation		
Entrance Hall		With tiled floor, alarm key pad, phone point, useful newly installed under stairs storage cabinets
Guest wc		With tiled flooring, wc & whb
Kitchen/ Breakfast room	5.6m x 3.15m	With combination of porcelain tiled & solid Canadian maple wood flooring, fitted kitchen with including new Seimens 5 ring gas hob & double eye-level oven/grill, plumbed American style fridge freezer, and integrated dishwasher included. Water softener installed. Open plan to conservatory
Conservatory	4.1m x 3.4m	Beautiful bright conservatory overlooking rear garden, with solid Canadian maple wood flooring running through from the breakfast area.
Dining room	4.36m x 3.13m	With solid oak flooring, ceiling coving & French double doors opening to sitting room
Sitting room	4.97m x 3.58m	With solid oak floors running through from dining room, open fireplace, plumbed for gas if required, Pioneer surround sound speakers, ceiling coving, attractive bay window, ,
Study	4.24m x 3.1m	With semi-solid wood flooring, beautiful high-gloss display cabinet & work station, ceiling coving, recessed lighting
Landing		Carpet flooring, with hot-press off & attic storage access
Bedroom 1	4.18m x 3.22m	Master bedroom with carpet flooring & built-in wardrobes, TV point
En-suite		With tiled flooring, power shower, wc & whb
Bedroom 2	4.61m x 3.22m	Double rear bedroom with built-in wardrobes, laminate flooring, blinds, TV point
Bedroom 3	3.39m x 2.56m	Rear bedroom, with carpet flooring, blinds, TV point
Bedroom 4	3.38m x 2.96m	Double rear bedroom with built-in wardrobes, laminate flooring, blinds, TV point
Bedroom 5,	3.36m x 3.1m	Double front bedroom with built-in wardrobes, laminate wood flooring, blinds
Bathroom		With tiled flooring & tiled bath surround, electric shower, bath, wc & whb

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Features

- Spacious c184 sq.m / c1,980 sq.ft 5 bed detached family home
- Superb location in in quiet cul-de-sac
- 2 minute walk to crèche, primary school & village
- Steel garden shed with power points & lighting
- Fibre broadband with 60Mbs download capabilities
- Low maintenance exterior with PVC soffit/fascia brick façade
- Excellent high quality finish throughout
- Outside electric sockets & outside tap
- Beautiful rear garden & deck area
- BER – C2



Directions

Enfield village is located at Junction 9 on the M4. Glen Abhainn is accessed off the Johnstownbridge road in the village - take the left just after the school & Glen Abhainn Avenue is the front row of detached residences, with No 7 being the second last house. Our sign is in the garden. GPS (from Google Earth 53.411946, -6.833873)