

GRIMES



**48 BALDARA COURT
ASHBOURNE
CO MEATH
A84 WD29**

FOR SALE BY PRIVATE TREATY
Asking Price: In Excess of €245,000
Mid-Terrace - c. 85m² (c. 920ft²)

BER C2

REA GRIMES are delighted to present to the summer market 48 Baldara Court– a 3 bedroom mid-terrace family home overlooking a green area. Baldara Court is a quiet residential development located within walking distance of public transport, schools, retail and leisure facilities.

Accommodation extends to c. 85 m² (c. 920 ft²) and briefly comprises entrance hallway, living room, kitchen/ dining area and guest W.C. On the first floor there are 3 well proportioned bedrooms (master en-suite) and main family bathroom. This family home is awaiting a new owner to put their own stamp on the property and is sure to appeal to a wide range of discerning purchasers. Don't miss out, arrange a viewing today!

For more information or to arrange a viewing, please contact Rachel Callaghan on 01 835 0392 or rachel@reagrimes.ie

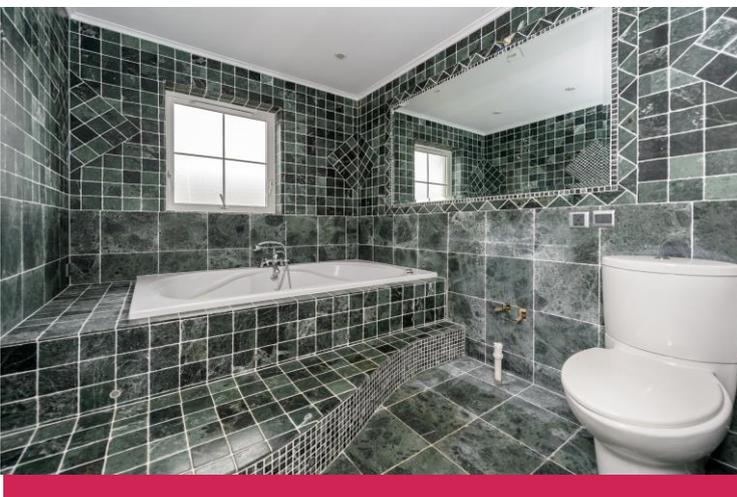
FEATURES

- BER C2
- Built 2004
- Gas fire central heating
- Double jacuzzi bath
- Feature timber beams with integrated spot lights in kitchen
- Tiled to very high standard
- Ample communal parking
- West facing garden
- Within walking distance of Ashbourne main street and all local amenities
- Easy access to Dublin City Centre, Dublin Airport and surrounding areas via the M2/ M1/ M50
- Sold as seen- no electricity connected to the property

LOCATION

This family home is very conveniently located being within walking distance of Ashbourne main street, offering an abundance of leisure and sporting facilities. Its superb location makes this property very accessible to the city centre, Dublin Airport and surrounding areas.

Beef this out with sports facilities / access to bus stop ?



ACCOMODATION

GROUND FLOOR:

Entrance Hallway: 2.1 m x 4.6 m	Enter through hardwood front door into entrance hallway complete with pendant light fitting, tiled flooring and feature dado rail.
Kitchen/ Dining Area: 3.6 m x 5.4 m	Large open plan kitchen /dining room with built-in beech shaker kitchen units at floor and eye level providing ample storage. The kitchen is finished with black coloured counter top and tiled flooring. Features include beams and spotlights complete with integrated fridge, electric hob with extractor fan. The bright dining area features French doors providing access to the rear garden and patio area.
Living Room: 3.1 m x 4.6 m	Spacious living room to the front of the property with T.V. point, tiled flooring, two windows and central light fitting. The feature fireplace has a decorative wooden over mantle with tiled fire insert.
Guest W.C.: 1.5 m x 0.9 m	W.C., w.h.b with decorative tiling to floor and walls.

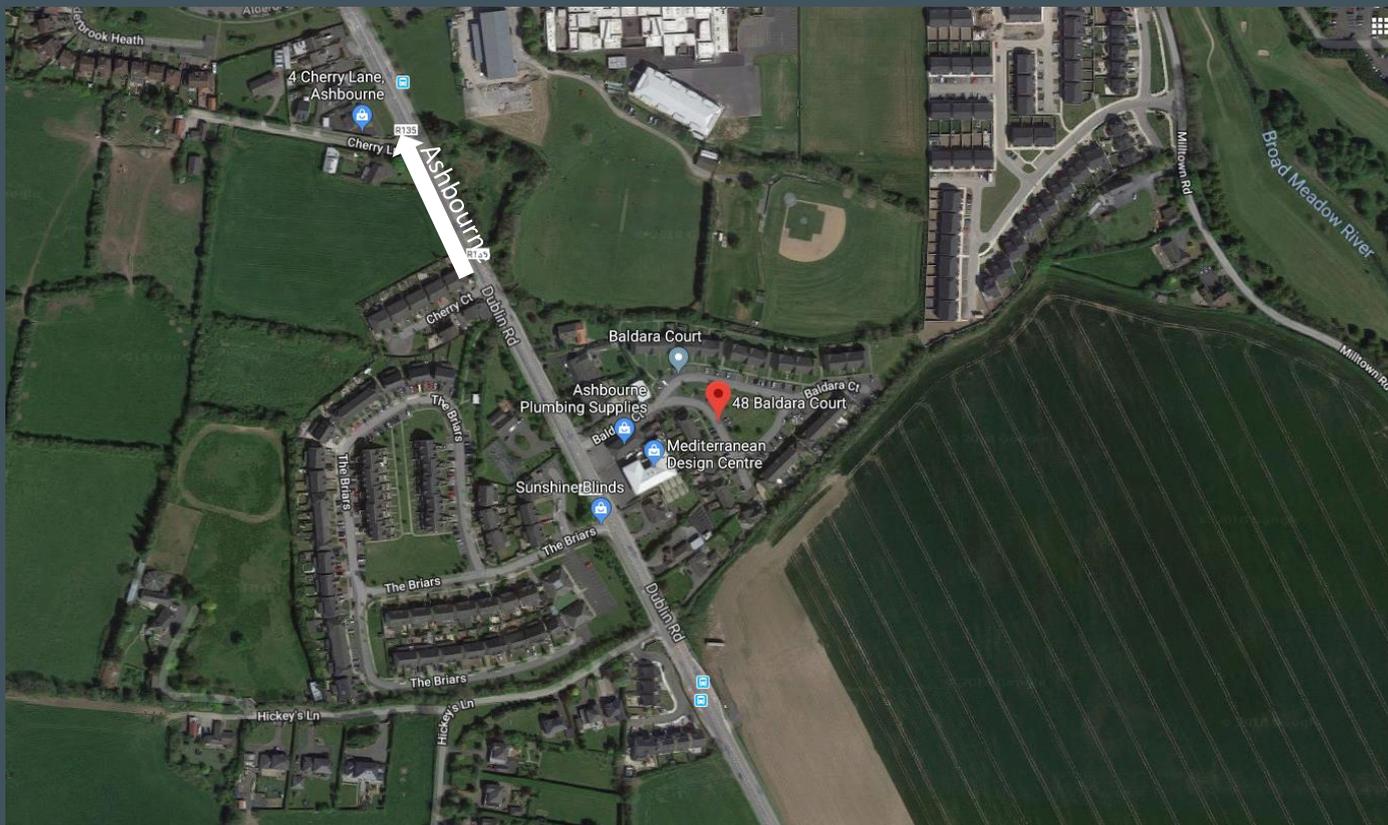
FIRST FLOOR:

Landing:	Carpet on stairs leading to landing area with hotpress and access to the attic.
Master Bedroom: 3.0 m x 4.5 m	Located to the front of the property this large double bedroom comes complete with wooden flooring, two windows providing natural light and built-in wardrobes.
En-suite: 2.1 m x 2.2 m	Comes complete with W.C., w.h.b. and pump shower enclosure. Fully tiled with shelving and a window providing natural ventilation.
Bedroom 2: 2.7 m x 3.1 m	Spacious double bedroom located to the front of the property with wooden flooring finish, centre light fitting and built-in storage.
Bedroom 3: 2.5 m x 4.9 m	Located to the rear of the property a large double bedroom with wooden flooring finish and built-in wardrobes.
Main Bathroom: 2.7 m x 2.1 m	W.C. and plumbed for w.h.b. with feature double jacuzzi bath and shower attachment. There is a superior finish to the floor to ceiling tiling with feature tiling design, built-in mirror, spotlights and a window providing natural light and ventilation.

EXTERNAL FINISH:

- Paved patio area to take advantage of the west facing sunny garden
- Timber fencing to the boundary
- Rear access to the service area
- There was a pond feature to the rear garden





PRICE

Asking Price: In Excess of €245,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

Rachel Callaghan

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REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

DIRECTIONS

From main street Ashbourne head South on the Dublin Road (R135) continue straight for approx. 1km. Turn left just before Mediterranean Tiles into Baldara Court, take a slight right to stay on Baldara Court no 48 is the forth house on the right hand side.

BER Information

BER: C2

BER No: 109069716

Energy Performance Indicator: **182.64 kWh/m²/yr**

Mortgage Advisors

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.

PSRA Licence No: 001417



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