

GRIMES



**DUBLIN ROAD
FLEENSTOWN LITTLE
ASHBOURNE
CO. MEATH**

FOR SALE BY PRIVATE TREATY
Asking Price: €260,000

BER F

REA Grimes are delighted to bring this two bed cottage on c. 0.9 Acres to the market. This charming residence which is in need of modernisation offers huge potential for any buyer. The property has a large sitting room, kitchen, utility, snug room, two bedrooms and bathroom. Outside there are a number of out-buildings to the rear of the property, gardens to the front and side with separate paddock to the side of the property with separate entrance and additional road frontage. This property is a must view. Located just off the Nine Mile Stone roundabout, the location is second to none and is certain to attract great interest.

For more information or to arrange a viewing, contact REA Grimes on 01 835 0392

FEATURES

- Excellent Location
- Oozing with potential
- Oil Fired Central Heating
- Mains Water
- Septic Tank
- Double glazed windows throughout
- Separate paddock to side of property
- Great road frontage
- Viewing highly recommended with REA Grimes



LOCATION

Sitting Room:
4.507 m x 3.664 m

Large bright room with dual aspect windows offering ample light. Contains feature open fireplace, carpet flooring and high timber ceiling.

Snug:
3.722 m x 2.364 m

This cosy room overlooking side garden, contains open fire with back boiler, timber flooring with feature high ceilings.

Kitchen:
2.5303 m x 2.699 m

Kitchen with units at floor and eye level, contains sink and vinyl floor covering

Utility Room:
2.158 m x 1.468 m

Providing additional storage off the kitchen, access through PVC door to back yard, window, gas cooker and vinyl floor covering.

Bathroom:
1.762 m x 3.045m

Complete with W.C, vanity unit, shower and additonal storage. Tiled floor and partially tiled walls.

Front Entrance Hall:
2.565 m x 0.943 m

Enter through uPVC front door, bright with feature timber high ceilings and carpet flooring

Bedroom 1:
3.150 m x 4.322 m

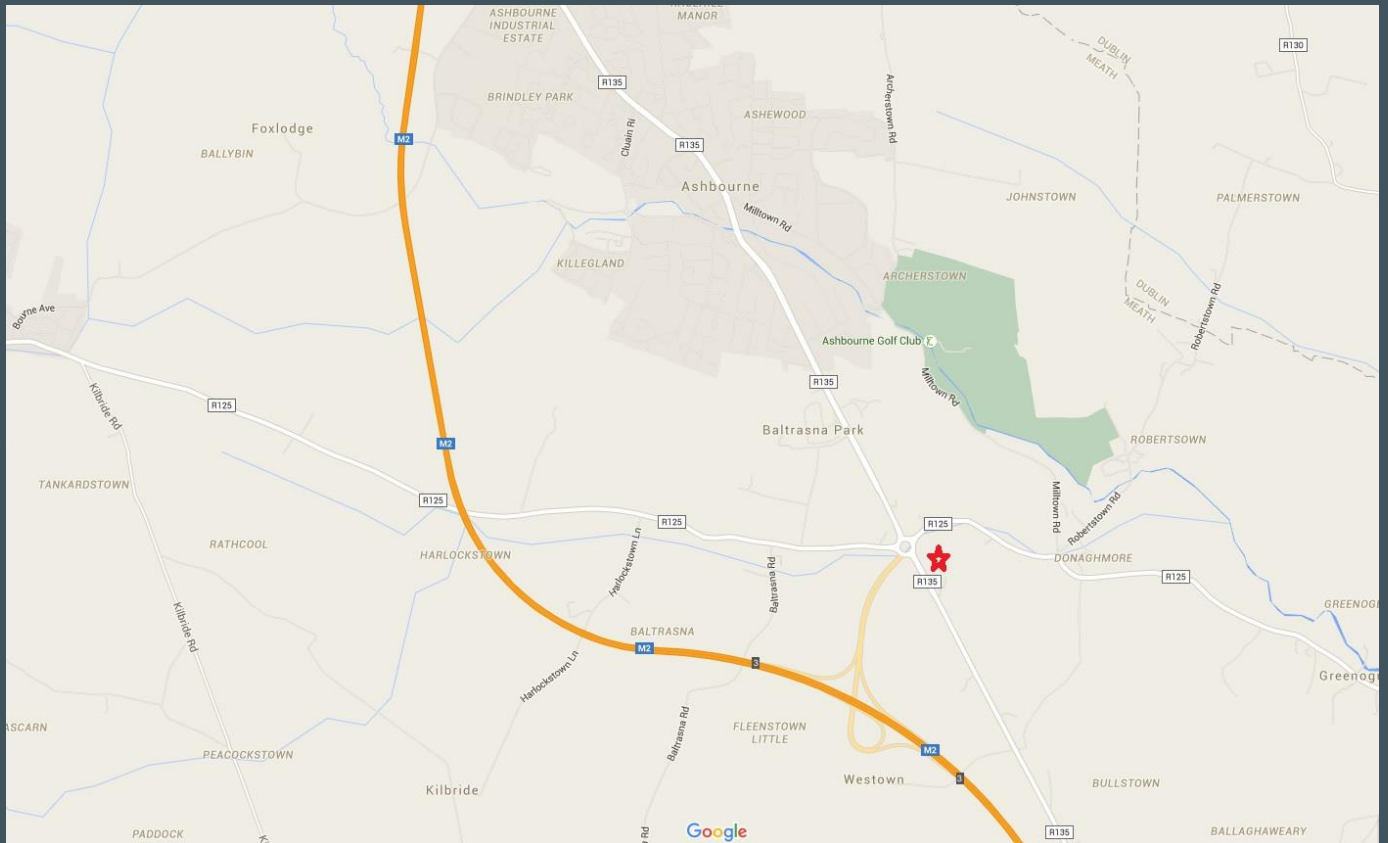
Large double bedroom to the rear of the property with built in wardrobes, feature fire place, high ceiling and vinyl flooring.

Bedroom 2:
2.415 m x 2.150 m

Single bedroom to the front with built in wardrobe and carpet flooring

OUTSIDE:

- Outbuildings to the rear of property
- Tarmac driveway with ample parking
- Garden to the front and side of property
- Paddock to the side of property with separate entrance



PRICE

Asking Price €260,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

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REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

DIRECTIONS

From Ashbourne head southeast on R135 Dublin Road for Dublin. At the Nine Mile Stone roundabout, take the second exit, staying on the R135. The subject property is first property on the left hand side. See REA Grimes 'For Sale' sign.

BER Information

BER: F

BER No: 108380932

Energy Performance Indicator: 398.07 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.



WWW.REAGRIMES.IE

CALL NOW ON +353 (0) 1 8350392