

For Sale
By Private Treaty

Guide Price
€425,000

REA
GRIMES



BER C1

**74 The Rise, Alderbrook,
Ashbourne, Co. Meath A84 V990**

c. 144.58 sqm (1556 sqft) - 4 Bed Semi-Detached

3 reception Rooms – 3 Bathroom

Description

REA Grimes are delighted to present this substantial 4 bedroom semi detached property to the open market for sale. 74 The Rise is a truly exceptional residence enjoying an enviably mature and prestigious location in this highly sought after living destination of Alderbrook just on the fringe of Ashbourne Village. The property is stylish, well maintained and tastefully decorated throughout, with a light filled entrance the warmth and style of this property greets you upon entering. Boasting 2 reception rooms - a Family / Music Room & the Lounge with double doors to a separate Diningroom, Utility Room & a spacious Kitchen/Dining area offering a naturally bright, open living space with garden access via full length sliding doors. The theme of good taste continues upstairs to four light filled bedrooms, master bedroom with ensuite & a family bathroom. This beautiful family home comes to the market in turn-key condition throughout and immediately upon entering the attention to detail and the immaculately maintained nature of this property is clearly evident and is sure to please even the most discerning of buyers. All of this complemented with a generous, west facing garden rear garden - mainly laid to lawn with patio area & barna shed & to the front a cobbled driveway providing off-street parking for two cars.

Location

Superbly located just minutes walk to Ashbourne Town Centre & an abundance of amenities including shops, bars, restaurants, schools, crèche, gyms, parks and sporting facilities. Well serviced by public transport with the Ashbourne Connect & Bus Eireann bus stop is just 2 minutes stroll from your doorstep linking both Dublin City Centre & Dublin Airport. A short drive to the N2, M50 Motorways & Dublin International Airport. View now & avoid disappointment!



Accommodation

- **Entrance Hallway** 2.16m (7'1") x 4.06m (13'4")
with solid wood floor, ceiling coving & alarm panel.
- **Guest W.C.** 0.98m (3'3") x 2.01m (6'7")
with w.c. & w.h.b.
- **Reception Room 2** 2.8m (9'2") x 5.17m (17'0")
with solid wood floor & ceiling coving.
- **Lounge** 3.69m (12'1") x 5.22m (17'2")
with solid wood floor, ceiling coving, bay window, feature fireplace with wood burning stove, marble hearth & timber surround. Double doors to....
- **Diningroom** 3.02m (9'11") x 4.02m (13'2")
with solid wood floor & ceiling coving. Sliding doors to rear garden.
- **Kitchen / Diner** 5.54m (18'2") x 4.16m (13'8")
Kitchen with a range of floor & eye level fitted press units with tiled splashback. Tiled floor & recessed lighting, Diner with carpet, under stair storage & sliding doors to rear garden.
- **Utility Room** 1.5m (4'11") x 2.83m (9'3")
with fitted press units for additional storage, sink unit & tiled floor. Plumbed for Washing machine. Door to rear garden.
- **Landing** with carpet, hotpress & access to attic.
- **Bedroom 1** 3.05m (10'0") x 5.14m (16'10")
to front of house with carpet, bay window & built in wardrobes.
- **En Suite** 1.63m (5'4") x 1.71m (5'7")
with w.c. & w.h.b. & shower cubicle with electric shower. Heated towel rail & skylight.
- **Bedroom 2** 3.15m (10'4") x 3.6m (11'10")
to rear of house with carpet & built in wardrobes.
- **Bedroom 3** 2.41m (7'11") x 2.51m (8'3")
to front of house with carpet & built in wardrobe.
- **Bedroom 4** 2.32m (7'7") x 3.13m (10'3")
to rear of house with carpet & built in wardrobes.
- **Family Bathroom** 1.07m (3'6") x 2.17m (7'1")
with w.c., w.h.b., & bath with shower attachment. Heated towel rail & skylight.





| **BER C1** Energy rating: 154.47



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| Viewing

By Appointment through REA Grimes

| Directions

Take the Ashbourne Exit on the M2 - follow the Dublin Road into Ashbourne and the Alderbrook development is the 4th turn on the left hand side of the main road. On Alderbrook Road follow the road & take the 3rd left hand turn into Alderbrook Rise - No. 74 is on your right hand side – see REA Grimes FOR SALE sign.

| Mortgage Advisors

PSRA Licence No: 001417

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. We have mobile masters whom can meet you at a time convenient to you. Currently offering 3% cashback until 31/12/20 *T's & C's apply

| Selling agent

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CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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