

GRIMES



**15 Kilderry Hall
Ashbourne
Co Meath
A84 WY19**

FOR SALE BY PRIVATE TREATY
Asking Price: €230,000



- No 15 Kilderry Hall is a 3 Bedroom duplex property, extending to c. 87.75 m2 (c.944.5 sq. ft.)
- Large sunny private terrace extending to c.9.6 m2 (103.3 sq.ft.)
- Designated parking.
- Located beside the green in Kilderry Hall, in a quiet residential development.
- Adjacent to Ashbourne town center and within walking distance of local amenities, schools, shops, etc.
- Accommodation comprises: Entrance hallway, living room, kitchen/diningroom, 3 bedrooms with master ensuite and main family bathroom.

For more information or to arrange a viewing, contact REA Grimes on 01 835 0392 or email janet@reagrimes.ie

FEATURES

- Wooden floors and doors
- Extensive tiling
- Balcony overlooking a green area
- Fully fitted kitchen

SERVICES

- Heating: Natural Gas Fired Central Heating
- Water: Mains water
- Waste: Mains waste

ADDITIONAL INFORMATION

- Management charge: c. €800 per annum
- Year of construction: 2001
- Area: Extends to c. sq. 87.75 m2 (944.5 sq. ft.)
- Parking: Designated parking for one vehicle
- Excellent commuting distance of Dublin City Centre & Dublin Airport, easily accessible via M2/ M3 which links with M50.



ACCOMODATION

GROUND FLOOR:

Entrance hallway	5.977 m x 1.809	Semi solid floor and stairs to the first floor. Under stairs storage
Guest WC	2.007 m x 0.771 m	WHB. Tiled splashback. WC. Tiled floor. Extraction fan.
Livingroom	4.576 m x 4.513 m	Semi solid wooden floor. Wooden fire surround. Polished granite inserts. Electric fire. Double doors out to terrace.
Kitchen	5.946 m x 2.604 m	Fully fitted. Plumbed for washing machine. Integrated oven hob. Extraction fan. Space for a fridge freezer. Floor Tiled. Chrome light fitting.
Landing	3.113 m x 1.073 m	Laminate floor. Carpet on stairs. Hot press shelved for storage.
Main bathroom	2.434 m x 1.663 m	Tiling on the floor. Bath. WC. WHB. Hand held shower over the bath. Extraction fan
Master bedroom	4.517 m x 3.854	Laminate floor. Fitted wardrobes
Ensuite		Shower fully tiled to ceiling height. WC. WHB. Extraction fan. Floor tiled
Bedroom 2	3.852 m x 1.955 m	Laminate floor. Fitted wardrobe
Bedroom 3	2.462 m x 2.798 m	Laminate floor. Fitted wardrobe





PRICE

Asking Price €230,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

Janet Mulroy BA Mod Hons

M: 01 835 03 92

E: janet@reagrimes.ie

REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

DIRECTIONS

If travelling from Ashbourne town centre travel along the R135.

Travel past the credit union and take the next left. Then take a right into Kilderry Hall. Take the first right and property is on the left-hand side.

See REA Grimes for sale sign.

BER Information

BER: C1

BER No: 104040563

Energy Performance Indicator: 160.89 kWh/m²/yr

Mortgage Advisors

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. Evening appointments available. Their in-depth knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs. **2% Cashback available until September 2017 through EBS.**

CALL NOW ON +353 (0) 1 8350392

PSRA Licence No: 001417



Legal Information: Paul Grimes & Assoc Ltd T/A REA GRIMES and the Vendor/Lessor give notice that: 1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or miss deception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/ Lessor or the Purchaser/Tenant. 5. Neither the Vendor/Lessor nor Paul Grimes & Assoc Ltd T/A REA GRIMES nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.