



## FOR SALE BY PRIVATE TREATY



### 15 Newcastle Woods Rise Enfield, Co Meath A83 N205

An excellently presented 4 bed semi-detached family home with a superb large rear garden, professionally landscaped, in this prestigious estate in Enfield village. This property is within walking distance of all village amenities including shops, restaurants, child care, primary school and excellent bus & train services to the city. The property is well located in the estate overlooking a green area. The property has been extremely well cared for and it is in excellent condition throughout. All of the carpets curtains, blinds & light fittings are included as well as the kitchen appliances. This is a great family home or ideal investment in a great location. BER – B2

## ASKING PRICE €265,000

PSR licence number 001731

**CAREY AUCTIONEERS**

• Chartered Surveyors • Auctioneers • Valuers

Innfield House, Enfield, Co. Meath.

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ACCOMMODATION		
<b>Entrance Hall</b>		With tiled flooring, alarm key pad, ceiling coving, phone point, light fitting, carpet stairs & under stairs storage
<b>Guest wc</b>		With tiled flooring, wc & whb
<b>Kitchen/ dining room,</b>	<b>4.76m x 3.9m</b>	With extended kitchen area measuring 3.1m x 2.61m. Great family area with tiled flooring, attractive fitted kitchen units, with appliances & water softener included. Patio doors to rear garden
<b>Utility room</b>		Plumbed for washing machine. Rear door
<b>Sitting room</b>	<b>5.29m x 3.53m</b>	With carpet flooring, attractive bay window, open fire place, tv point, wired for surround sound system, curtains & blinds
<b>Landing</b>		With carpet flooring, hot press
<b>Master Bedroom</b>	<b>4.67m x 3.07m</b>	Front master bedroom with carpet flooring, bay window, built-in wardrobes, tv point.
<b>En-suite</b>		With tiled flooring, electric shower, wc & whb
<b>Bedroom 2</b>	<b>3.12m x 2.35m</b>	Rear double bedroom with carpet flooring & built-in wardrobes
<b>Bedroom 3</b>	<b>3.1m x 2.47m</b>	Front bedroom with carpet flooring, built-in wardrobes
<b>Bedroom 4</b>	<b>2.7m x 2.5m</b>	Rear bedroom with carpet flooring, blinds
<b>Bathroom</b>		With tiled floor & walls, bath, wc & whb
<b>Outside</b>		Cobble-lock driveway superb landscaped rear garden, with useful garden shed



**FEATURES**

- Spacious home, c124 sq.m / 1,335 sq.
- Superbly presented
- Professionally landscaped rear garden
- Cobble-lock driveway
- Overlooking green area
- Curtains, blinds, light fittings included
- Kitchen appliances included
- BER – B2
- Great village amenities within walking distance



**DIRECTIONS**

From Dublin take the M4 to Junction 8 Kilcock & then the R148 towards Kinnegad to Enfield. On entering Enfield village, Newcastle Woods is on the left hand side. Turn in and take the 2<sup>nd</sup> right. Our sign is at the property. GPS (from Google Maps) 53.412976, -6.825998