

## GRIMES



**51 BOURNE VIEW  
GARDEN CITY  
ASHBOURNE  
CO. MEATH  
A84 YH68**

**FOR SALE BY PRIVATE TREATY**  
**Asking Price: €330,000**  
**4 Bedroom Semi Detached - 124 m<sup>2</sup> (1,334 ft<sup>2</sup>)**

**BER C2**

### **\*\*ATTENTION BUYERS\*\***

New to our property market is 51 Bourne View, Ashbourne, a superb 4-bedroom semi-detached home which has been extensively upgraded and modernised throughout. Situated in a sought-after location, Bourne View is a popular, settled family orientated area within walking distance of Ashbourne Town Centre and all amenities. Close to schools, retail and leisure facilities, this family home is sure to attract interest and won't stay on the market long. Turn key condition perfect for First Time Buyers or Buyers Trading Down. Accommodation briefly comprises; porch, entrance hallway, living room, kitchen/ dining / living room, large utility room, downstairs bathroom, 4 bedrooms and main family bathroom and private front and rear gardens.

This family home is presented in walk-in condition offers bright, modern living-

Don't miss out, arrange a viewing today!

For more information or to arrange a viewing, please contact Lynn Lynagh on 01 835 0392 or [lynn@reagrimes.ie](mailto:lynn@reagrimes.ie)

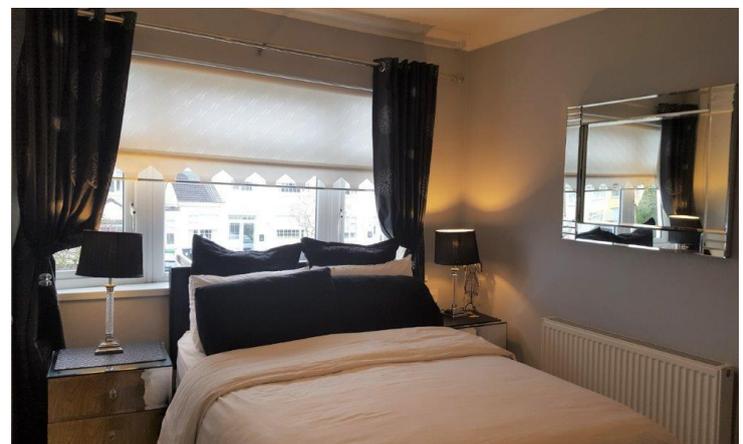
## FEATURES

- Family orientated residential development
- BER C2
- Fully Alarmed
- Built 1979
- Window sills powder coated no maintenance
- Water softeners – reverse osmosis drinking tap in kitchen treating all water in this home
- Oil Fired Central Heating
- Excellently presented throughout
- Well-tended south west back garden with large Steel Tech shed
- Large cobblelock driveway providing ample car parking
- Located within walking distance to Ashbourne Town Centre & schools
- Easy access to Dublin via M2, 10 mins drive to M50
- Extensively refurbished and modernised
- Viewing a must contact REA GRIMES today to view.



## LOCATION

This family home is very conveniently located being within minutes walk of schools to include: St. Declan's and Educate together National School, Gaelscoil na Cille and Secondary School. Within walking distance of Ashbourne with its wide variety of recreational facilities including restaurants, bars, Lidl, Aldi, Dunnes and Tesco. The M2 is only a couple of minutes drive away making this property very accessible to the city centre, Dublin Airport and surrounding areas.



## ACCOMODATION

### GROUND FLOOR:

Entrance Hallway:  
4.977 m x 2.032 m

Enter through purpose built porch with French doors through front door into a bright entrance hallway with tiled porcelain grey tiles

Kitchen/ Dining / Living:  
8.588 m x 3.819 m

Large open plan kitchen /dining / living room area with built-in high gloss walnut kitchen units at floor and eye level providing plenty of storage space. Comes complete with silestone work top. Features include electric hob, double oven and microwave. Integrated appliances to include: fridge freezer and dishwasher complete ceiling spotlights. Comes complete tiled porcelain grey tiles.

Living Room:  
4.706 m x 3.807 m

Spacious living room to the front of the property with many extra features including decorative coving with marble effect painted walls, T.V. point, laminate walnut flooring and ceiling spotlights. Comes complete with marble fireplace surround and electric inset.

Utility Room:  
2.497 m x 2.458 m

Large utility room to the front of the property accessible from kitchen. With tiled walnut flooring, cream shaker style kitchen units at floor & eye level providing ample storage complete with walnut worktop & sink.

Downstairs Bathroom:  
2.264 m x 1.439m

Fully tiled floor to ceiling complete with W.C. double shower with electric triton shower, vanity sink unit with decorative mirror with lighting inset, tiled. Featured heated chrome towel radiator and featured inset shelves.

### FIRST FLOOR:

Landing:  
3.394 m x 1.320 m

Carpet stairs leading to landing area. Access to attic off landing via stira.

Master Bedroom:  
3.883 m x 2.791 m

Located to the front of the property a large double bedroom with laminate oak flooring, T.V point, coving and built built-in wardrobes, providing excellent storage.

Bedroom 2:  
3.835 m x 2.972 m

Spacious double bedroom located to the back of the property complete with laminate oak flooring and built-in wardrobes.

Bedroom 3:  
2.845 m x 2.449 m

Bedroom located to the front of the property with laminate oak flooring and built-in wardrobes.

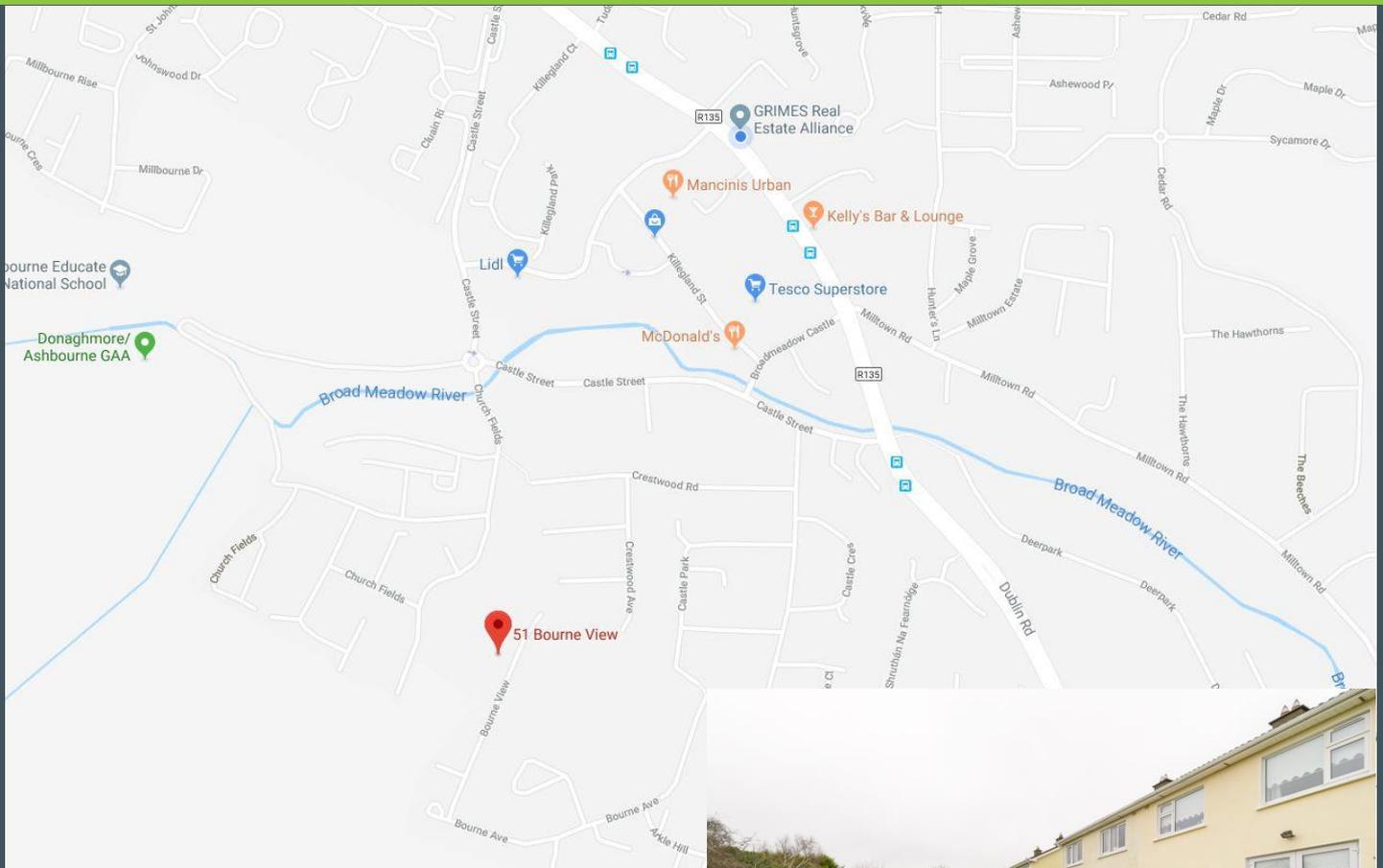
Bedroom 4:  
2.900 m x 2.032 m

Double bedroom located to the rear of the property with laminate oak flooring.

Main Bathroom:  
1.884 m x 1.682 m

Complete with W.C. W.h.b and bath with shower head. Tiled floor and walls complete with grosfillex white wall panels, plumbed for electric shower also. A window to the side provides natural ventilation.





## PRICE

Asking Price €330,000

## VIEWING

Strictly by prior appointment with  
REA GRIMES Sole Selling Agents

### REA GRIMES Contact:

Lynn Lynagh

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[www.reagrimes.ie](http://www.reagrimes.ie)



## DIRECTIONS

Co-ordinates - 53.506529 / -6.40385

### BER Information

BER: C2

BER No: 110387701

Energy Performance Indicator: 184.04 kWh/m<sup>2</sup>/yr

**BER C2**

### 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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