

GRIMES



**17 CASTLE CRESCENT
ASHBOURNE
CO MEATH
A84 XN61**

**FOR SALE BY PRIVATE TREATY
ASKING PRICE: €285,000
5 BEDROOM SEMI-DETACHED**

BER D2

- Beautifully maintained family home of c. 122.17m² (c. 1,315 ft²) located in the ever popular residential development of Castle Crescent, within much sought after location
- Private walled north east facing rear garden, not overlooked to rear
- Accommodation spacious and comprises entrance hallway, living room, kitchen/dining area, utility, and bedroom and ensuite on the ground floor. First floor comprises of 4 spacious bedrooms with master bathroom
- Within walking distance of all local amenities, including schools, public transport and Ashbourne town centre
- Early viewing with REA GRIMES is advised as this property is unlikely to stay on the market long

FEATURES

- BER D2
- Built in 1980
- Gas fire central heating
- Beautifully maintained bright family home, which has been upgraded
- Double glazed windows
- Private north east facing low maintenance garden
- Within walking distance of Ashbourne main street and all local amenities
- Easy access to Dublin City Centre, Dublin Airport and surrounding areas via the M2/ M1/ M50

LOCATION

This family home is very conveniently located being within walking distance of Ashbourne town centre, offering an abundance of leisure and sporting facilities. Its superb location makes this property very accessible to the city centre, Dublin Airport and surrounding areas.



Ground Floor



First Floor



ACCOMODATION

Downstairs

Entrance Hall:
5.01m x 2.37 m

This bright spacious hall has laminate wood flooring throughout. Leading onto the converted garage, living room and kitchen.

Bedroom 1:
5.06mx 2.31m

Located to the front of property with a step down from the entrance hall. Light filled room with a large bay window with laminate wood flooring. Pendant lighting fixtures.

Ensuite:
2.37 x .797

Fully tiled with WC, WHB, electric shower (Triton T90si)

Living Room:
3.96 x 3.81

Natural light is provided through large window. Laminate wood flooring throughout with open fire surround by stone and granite hearth. Gas central heating. Pendant lighting with rose ceiling effect. Open plan leading into the dining room.

Kitchen/ Dining Room:
5.972 x 3.72

Laminate wood flooring throughout, French double doors leading to the rear of the property. Coving with rose pendant light fitting. The kitchen comprises of a wood finish layout with electric hob, oven, extractor fan and dishwasher. Tiled backsplash.

Utility Room:
2.41 x 2.23

The utility room is located just off the kitchen under an arch with step down. Natural light and ventilation is provided via widow which over looks the back garden. Stand alone fridge with washer/dyer. Ample storage space.

Upstairs:

Landing:
3.23 x .873

Carpeted throughout, pendant light fixtures.

Main Bedroom:
3.79 x 3.45

Located to the front of the property, laminate wood flooring throughout, skirting boards. Fully fitted wardrobes. Pendant lighting fixtures.

Bedroom 2:
2.70 x 2.37

Situated to the front of the property, laminate wood flooring fully fitted wardrobes with pendant light fixtures. Large window allowing for natural light to flood in.

Bedroom 3:
2.90 x 2.13

Overlooking the back garden with laminate wood flooring, fully fitted wardrobes

Bedroom 4:
2.90 x 2.13

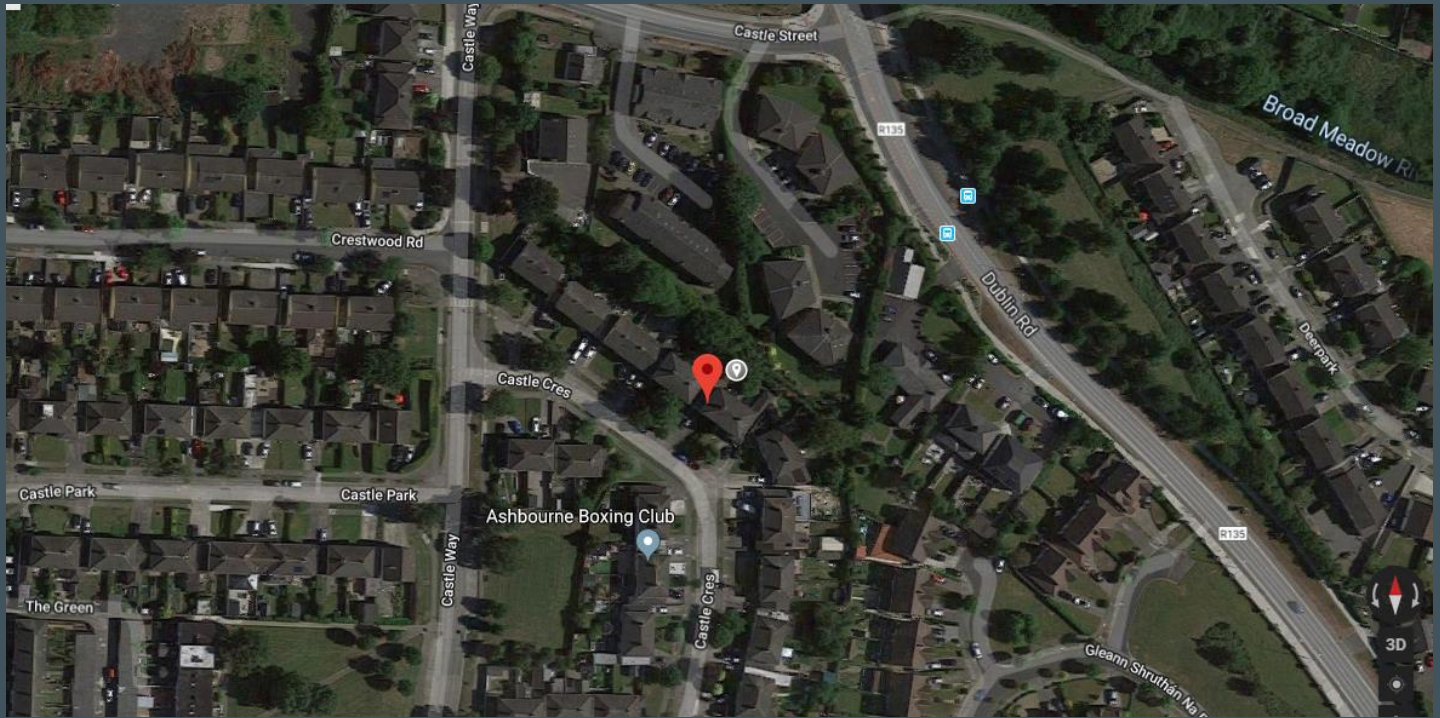
Rear facing with laminate wood flooring and pendant light fittings

Main Bathroom:
1.95 x 1.67

Fully tiled with WC, WHB and electric shower/bath (Triton T90SR). Pendant lighting with wooden panelled ceiling with access to attic (partial floored)

Outside:

- Fully Paved
- Two garden sheds
- North East facing
- Concrete driveway



PRICE

Asking Price: €285,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

Lynn Crampton

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REA GRIMES Main Street, Ashbourne, Co. Meath

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DIRECTIONS

Travelling from Ashbourne town - Head southeast on Frederick St/R135 toward Broadmeadow Castle and Continue to follow R135 turn right onto Castle St and turn left onto Castle Way - Turn left onto Castle Crescent and 17 Castle Crescent will be on the left.

See REA GRIMES 'For Sale' sign

Latitude 53.508110 / Longitude -6.3968800

BER Information

BER: D2

BER No: 10520153

Energy Performance Indicator: 283.44 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. We have mobile masters whom can meet you at a time convenient to you. Currently offering 3% cashback until 31/12/19 *T's & C's apply

PSRA Licence No: 001417



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