

For Sale
By Private Treaty

Guide Price
€290,000



22 Broadmeadow Green, Ashbourne

Co. Meath A84 DA24

c. 84.61 sqm (911 sqft) - 4 Bed Semi-Detached

Description

REA Grimes are delighted to welcome No. 22 Broadmeadow Green, to the market - a 4 bedroom semi detached property. Tucked away on a small family friendly road in the much sought after area of Garden City & just a stones throw away from Ashbourne Village - this deceptively spacious family home offers c. 84.61 sqm / 911 sqft approx of free flowing accommodation. A very practical layout, light filled accommodation and a friendly neighbourhood set the tone for this superb home that offers boundless potential in the right hands.

Accommodation consists of an entrance hallway, a spacious open plan lounge / kitchen / diner lined with windows & flooded with light this offers a fantastic living space. Continuing down the Hallway to 4 bedrooms & family bathroom. The rear garden is a sun trap & enjoys an abundance of seclusion and privacy from neighbouring homes - this superb home offers boundless potential in the right hands and must be seen to be fully appreciated.

Situated in a quiet, mature location only minutes from Ashbourne Village & Town Centre with every conceivable amenity available on your doorstep including primary & secondary schools, crèche, shops, church, restaurants, bars, banks, sports clubs & ample recreation areas. A mere stones throw from the M2 / M50 Motorways, Dublin International Airport & frequent running bus routes just a two minute stroll from your doorstep.

For more information, or to arrange a viewing please contact Elaine Swift at REA GRIMES on 01 835 0392 or email elaine.swift@reagrimes.ie



ACCOMMODATION

Entrance Hallway -
with laminate wood & tiled floor.

Open Plan Lounge / Kitchen / Dining -
Lounge / dining area with laminate wood floor & feature open fire with stone surround & hearth.

Kitchen with a range of floor & eye level fitted press units with tiled splashback. Integrated oven, electric hob & extractor fan. Storage press, hotpress & tiled floor.

Bedroom 1 - 2.22m (7'3") x 4.03m (13'3")
to rear of house with carpet & hanging space.

Bedroom 2 - 2.28m (7'6") x 3.31m (10'10")
with laminate wood floor.

Bedroom 3 - 2.55m (8'4") x 2.22m (7'3")
with carpet.

Bedroom 4 - 2.53m (8'4") x 2.09m (6'10")
with carpet.

Family Bathroom - 2.2m (7'3") x 1.59m (5'3")
with w.c., w.h.b., & shower. Fully tiled. Heated towel rail.

Rear Garden - 5.05m (16'7") x 8.5m (27'11")
with lawned area & block built shed.



Features

- Gas Fired Central Heating
- Double Glazed uPVC Windows Throughout
- Located in the award-winning Garden City development

Viewing

Contact our office for a private appointment.

BER



Energy Rating: 412.93 kWh



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Directions

Take the Ashbourne Exit on the M2. Follow the Dublin Road towards Ashbourne for approx. 2km until you reach the Village. Turn left onto Castle Street, the first turn right to Castle Way & taking the right to Bourne Avenue. From there take the second left into Bourne Court & walk through to Broadmeadow Green.

Price €290,000

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 31/12/21 *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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