



FOR SALE BY PRIVATE TREATY



22 The Glebe, Johnstownbridge, Enfield, Co Meath A83 HT38

Very impressive 4 detached residence in excellent estate within walking distance of all amenities. This home is presented in superb condition throughout, and is in walk-in condition. It is very well laid out, with excellent living accommodation, having a large kitchen, a separate dining room which is open plan to both a beautiful conservatory and the large sitting room, a spacious utility room and garage. Upstairs there are 4 bedrooms, with the main bedroom being en-suite and a family bathroom. The sunny rear garden is beautifully maintained with lovely decking and a host of mature trees & shrubs offering privacy. Johnstownbridge is an excellent village with all amenities on your doorstep. The shop, Hamlet Court Hotel, primary school, church and health centre are all within a couple of minutes' walk and secondary schools are served by bus from the village.

This is a rare opportunity to acquire a wonderful family home, in superb condition and in such a great location. BER – C2

Asking Price €352,500

CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

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PRSA Licence No: 001731



ACCOMMODATION		
Entrance porch		double glazed PVC entrance porch
Entrance Hall		With solid wood flooring, ceiling coving, alarm key pad, carpet stairs, under stairs storage
Kitchen	3.29m x 5.21m	Large family style kitchen with tiled flooring, Fitted Kitchen to include oven & hob, dish Washer & fridge freezer. Door to dining room & utility room
Utility room	5.5mx 3.49m	with tiled flooring, built in units with sink unit, plumbed for washing machine
Kitchen	5.9m x 3.49m	With tiled flooring, fitted kitchen units including double eye level oven, hob, dishwasher & large fridge freezer included
Dining room	4.15m x 3.18m	With wood flooring, ceiling coving, double doors opening to both conservatory & sitting room
Conservatory	3.46m x 2.92	Beautiful conservatory overlooking rear garden, with tiled flooring, & door inside
Sitting room	5.33m x 4.21m	with wood flooring, attractive bay window, fireplace with insert wood stove, curtains & blinds included, TV & phone points
Landing		with carpet flooring, large hot-press, attic access
Bedroom 1	3.95m x 3.28m	master front bedroom with attractive bay window, laminate wood flooring, built-in wardrobes, TV point, curtains & blinds
Ensuite		With tiled floor & walls, electric Triton shower, wc & whb
Bedroom 2	3.97m x 3.04m	rear double bedroom with laminate wood flooring, built-in wardrobes, curtains & blinds included
Bedroom 3	2.95m x 2.84m	rear bedroom with laminate wood flooring, built-in wardrobes, curtains & blinds included
Bedroom 4	2.97m x 2.66m	Front single bedroom with laminate wood flooring, built-in wardrobes, curtains & blinds included
Bathroom		With tiled flooring & bath, wc & whb
Garage		with door from utility & roller front door
Outside		Cobble lock drive with parking for at least 2 cars. front garden, beautiful rear garden with decking



FEATURES

- Superb 4 bed detached home with garage in excellent estate
- c154 sq.m / 1,657 sq.ft, built 2002,
- Excellently presented throughout with lovely conservatory
- Kitchen appliances, curtains & blinds all included
- Beautiful mature rear garden,
- Walking distance to village with school, shop, doctor, etc.,
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DIRECTIONS

from Dublin, take the M4 to Junction 8 Kilcock and then the R148 to Enfield. In Enfield take the R402 towards Edenderry. As you drive through Johnstownbridge, The Glebe is on the left. In The Glebe, take the 2nd right and No 22 is on the left, Our sign is in the garden. GPS (from Google Maps) 53.399554, -6.859641