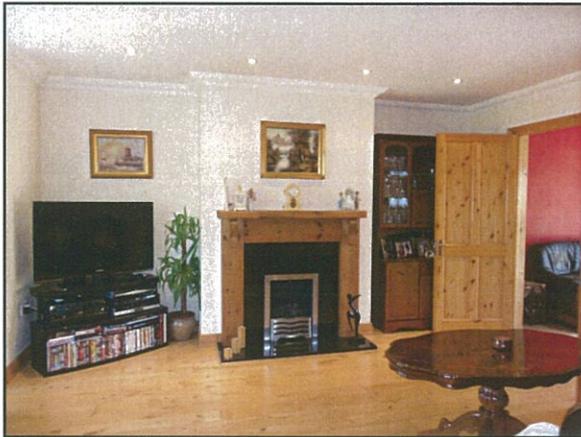




## FOR SALE BY PRIVATE TREATY



### 40 Dunfiirth Park, Johnstownbridge Enfield, Co Meath, A83 P268

Superbly presented 3 bed semi-detached residence in great family location in Johnstownbridge village, within walking distance of all village amenities. This is an excellent property in walk-in condition with a beautifully presented & maintained rear garden & having a detached home office. The rear garden has a sunny rear aspect facing south, and the front overlooks a well maintained open space. The property has a host of extras including kitchen appliances, additional light fittings, solid wood flooring & luxuriously fitted bathroom. Very popular area, easily commutable to Dublin & with superb public transport to the city from Enfield. A must. BER – D1

## ASKING PRICE €210,000

PSR number 001731

### CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

Innfield House, Enfield, Co. Meath.

Tel: (046) 954 1064 Fax: (046) 954 1950

info@careyauctioneers.ie www.propertyteam.ie





ACCOMMODATION		
Entrance Hall		With solid maple wood flooring, ceiling coving, alarm key pad, phone point, carpet stairs with beautiful brass fitted rails
Guest wc		With tiled flooring, wc & whb
Sitting room	4.49m x 3.94m	With solid maple wood flooring, open fireplace with gas insert, attractive bay window, TV & phone point, ceiling coving, recessed lights, double doors opening to kitchen/dining room
Kitchen / Dining room	6.07m x 3.48m	With tiled flooring, fitted kitchen including dishwasher, washing machine, oven & hob included, water filter installed, patio doors to large rear garden, double doors to sitting room
Landing		With carpet flooring, hot-press, attic access
Bedroom 1	3.69m x 3.27m	Double rear room, with carpet flooring, built-in wardrobes & additional mirror door sliderobes, TV & phone point, curtains & blinds
En-suite		With tiled flooring, shower, wc & whb
Bedroom 2	3.59m x 3.10m	Front double room with bay window, with carpet flooring, built-in wardrobes, curtains & blinds
Bedroom 3	2.43m x 2.90m	Front single room, with T&G flooring, curtains & blinds
Bathroom		Beautifully fitted bathroom with tiled walls & flooring, bath, wc & whb, electric shower in bath
Outside		Detached block built garden room, ideal for home office, study, etc



**FEATURES**

- Great family location
- Kitchen appliances included
- c100 sq.m / c1,076 sq.ft
- Superb home in great location
- Extra-large & sunny rear garden
- GFCH
- Walking distance to school, shops, church, etc
- Excellent block built garden room c14.8 sqm



**DIRECTIONS**

From Dublin take the M4 Galway/Sligo motorway to Junction 8 Kilcock and then the R148 towards Kinnegad. At Enfield take the R402 towards Edenderry. Dunferth Park is on the left just before entering Johnstownbridge village. Drive into the estate, cross the bridge & turn left. No 26 is the second cul-de-sac. Our sign is in the garden. GPS (from Google maps) 53.403209, -6.845171

