



FOR SALE BY PRIVATE TREATY



5 BRIDGEWELL, JOHNSTOWNBRIDGE, ENFIELD, CO. MEATH, A83Y262

Spacious 4 bed semi-detached residence in small development in village centre. Located in a small exclusive development of just 22 homes these properties rarely come on the market. Within walking distance of primary school, shops, church, etc. this is the perfect family location. Enfield village which has superb public transport services to Dublin is within easy reach. The property is superbly presented throughout is very easily maintained and has bright open plan layout on the ground floor. It is an end house, approached by cobblelock driveway & lovely rear garden with useful steel garden shed included. A ready to walk into home. BER – C2.

ASKING PRICE: €225,000

PSR Licence 001731

CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

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ACCOMMODATION		
Entrance Hall		With laminate wood flooring & under stairs storage, phone point
Guest wc		With wc & whb
Kitchen x Dining	3.3m x 2.99m 6.09m x 3.79m	Large open plan area with fully fitted kitchen including appliances. Combination of tiled & laminate wood flooring. Patio doors to rear garden & double doors opening to the sitting room
Utility room		With back door to outside, work top & plumbed for washing machine
Sitting room	5.6m x 3.94m	Spacious front room with laminate wood flooring, open fireplace, double doors to the kitchen/dining area.
Landing		With carpet flooring, hot press & attic access
Master bedroom	4.09m x 2.94m	Front master bedroom with laminate wood flooring, curtains & built-in wardrobes.
En-suite		With shower, wc & whb
Bedroom 2	2.49m x 2.38m	Front single room with laminate wood flooring, curtains & build-in wardrobes
Bedroom 3	3.87m x 3.0m	Rear double room with laminate wood flooring, curtains & build-in wardrobes
Bedroom 4	2.99m x 2.46m	Rear single room with laminate wood flooring, curtains
Bathroom		With laminate wood flooring, bath, wc & whb



FEATURES

- Spacious home
- c123 sq.m / c1,329 sq.ft
- End house
- Kitchen appliances included
- Fully redecorated
- BER – C2
- Superb village centre location
- Superb open plan ground floor layout



Directions

From Dublin take the M4 to Junction 8 Kilcock then the R148 to Enfield and the R402 towards Edenderry. Johnstown-bridge village is 1.5km from Enfield, with Bridgewell in the village centre, just after the Maxol Service Station, on the left. Our sign is in the garden. GPS (from Google Earth) 53.401732, -6.851580.