



12 Brookville, Ashbourne,  
Co. Meath, A84 C622

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BER C3

BER No: 105493001

Energy Performance Indicator: 200.41 kWh/m<sup>2</sup>/yr

DOUGLAS NEWMAN GOOD

**DNG**

**TORMEYLEE**



# 12 Brookville, Ashbourne, Co. Meath, A84 C622

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12 Brookville is a charming three bedroom detached bungalow nestled in a quiet and mature development only a stone's throw away from the bustling Village & Town Centre of Ashbourne. This is a wonderful and rare opportunity to acquire such a property, which comes to the market in great overall condition.

This well laid out home boasts an array of features to include an enclosed rear garden, spacious living accommodation throughout, a floored attic with staircase and a garage / outbuilding to the side, which would be suitable for an array of uses.

This single-story property comprises the following rooms: kitchen / dining room, living room, three bedrooms, main bathroom. To the rear there is a large enclosed garden. The garage / outbuilding is located to the side of the property and there is also a driveway for off-street parking to the front.

Brookville is located to the rear of Ashbourne's Main Street and is within walking distance of all local amenities. It is a quiet much sought-after residential location, so we do not expect this property to be on the market for very long and an early viewing is advised.

For further information or to arrange a viewing contact us on 01 835 7089.

## Accommodation

- Entrance Hall: 6.10m x 3.85m
- Kitchen/ Dining Room 6.15m x 3.85m
- Sitting Room: 5.10m x 3.75m
- Master Bedroom: 4.15m x 3.25m
- Master Ensuite: 0.95m x 3.25m
- Bedroom 2: 3.6m x 3.3m
- Bedroom 3: 3.6m x 3.2m
- Main Bathroom: 3.25m x 2.05m
- Garage / outbuilding: 7.5m x 5.5m

## Features

- Excellent location
- Mature & quiet residential area
- Detached property
- Garage to side suitable for an array of possible uses
- Floored attic space with staircase
- Enclosed rear garden
- Spacious accommodation throughout
- Off street parking
- Stone's throw from Ashbourne Main Street & amenities









## DNG TormeyLee

Unit 2, Ashbourne Court,  
Ashbourne, Co. Meath

T: 01 8357089

E: [tormeylee@dng.ie](mailto:tormeylee@dng.ie)

PSL 003940



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