

GRIMES



23 Brindley Park Square
Brindley Park
Ashbourne
County Meath A84 XK50

FOR SALE BY PRIVATE TREATY
Asking Price: €275,000



REA Grimes are delighted to offer to the Spring market, No 23 Brindley Park Square.

This is an ideal opportunity to acquire an exceptional extended four bedroom, semi-detached home in the family orientated, superbly located Brindley Park development overlooking an open green area. The property benefits from a south west facing low maintenance garden with side access and raised decking area, taking advantage of the sunny aspect and ample parking to the front. Property extends to c.129.8m² (c.1,400 ft²).

Accommodation briefly comprises of ground floor – bright entrance hallway, large kitchen with dining area, extended living room & downstairs W.C., First Floor – master bedroom with en-suite, 2 additional bedrooms, main family bathroom & landing area with hotpress & storage with 4th bedroom located in the attic space.

Superbly located, 23 Brindley Park Square is convenient to a host of local services including an excellent selection of schools a short walk away, many leisure and sports clubs with substantial retail amenities and superb public transport. Viewing is advised of this fabulous family home which is sure to appeal to many buyers.

For more information or to arrange a viewing,
contact REA Grimes on 01 835 0392 or email janet@reagrimes.ie

FEATURES

- Finished and maintained to a very high standard
- Extends to c.129.8m² (c.1,400 ft²)
- Built in 2003 and extended in 2007 with side access
- Located in an established family residential area
- Overlooking large green area
- Sunny south west facing garden with garden shed, not directly overlooked
- High quality finishes throughout
- Large kitchen and dining area to the front of the house with extensive floor and eye level storage and integrated fridge/ freezer and dishwasher
- Natural Gas Fired Central Heating
- Superb location close to all local amenities including a new school campus with 2 primary & 1 secondary schools and Donaghmore/Ashbourne GAA
- Excellent commuting distance of Dublin City Centre & Dublin Airport, easily accessible via M1/M2 which links with M50.
- Presented in excellent walk-in condition throughout
- Viewing is highly recommended with REA GRIMES



ACCOMODATION

GROUND FLOOR:

Entrance Hallway: 4.78 m x 1.13 m Entrance through hard wood front door with partial glazing. Bright and airy entrance hallway with decorative coving, semi-solid maple wood floor with pendant light fitting and decorative radiator cover.

Kitchen/Dining: 4.72 m x 3.02 m Contemporary fitted kitchen in a country cream finish with units at floor and eye level and useful larder unit providing ample storage. Complete with many features including integrated gas hob, electric oven and extractor fan, integrated fridge/ freezer & dishwasher and plumbing for washing machine. Tiling to the floor and splashback area and a feature light fitting.

Dining & Living Room: 7.94 m x 5.24 m Situated to the rear of the property, this extended spacious room features semi-solid maple wood flooring with velux windows allowing natural light to flood into the space. Double french doors lead out onto rear sunny south west facing raised deck area and secure low maintenance rear garden, which is not directly overlooked.

Downstairs W.C.: 1.87 m x 0.94 m Located off hallway complete with white W.C., w.h.b and window providing natural ventilation.

FIRST FLOOR:

Master Bedroom: 3.60 m x 3.18 m Large master double bedroom located to the front of the home with laminate wooden flooring, fitted wardrobes and pendant light fitting.

With En-suite: 2.50 m x 0.91 m W.C., w.h.b, Triton T90Z electric shower, complete with tiled floor and window.

Bedroom 2: 3.72 m x 2.85 m Large double bedroom located to the rear of the property with laminate wood flooring, fitted wardrobes and pendant light fitting.

Bedroom 3: 2.69 m x 2.25 m This rear facing single bedroom comes complete with neutral carpet flooring and pendant light fitting.

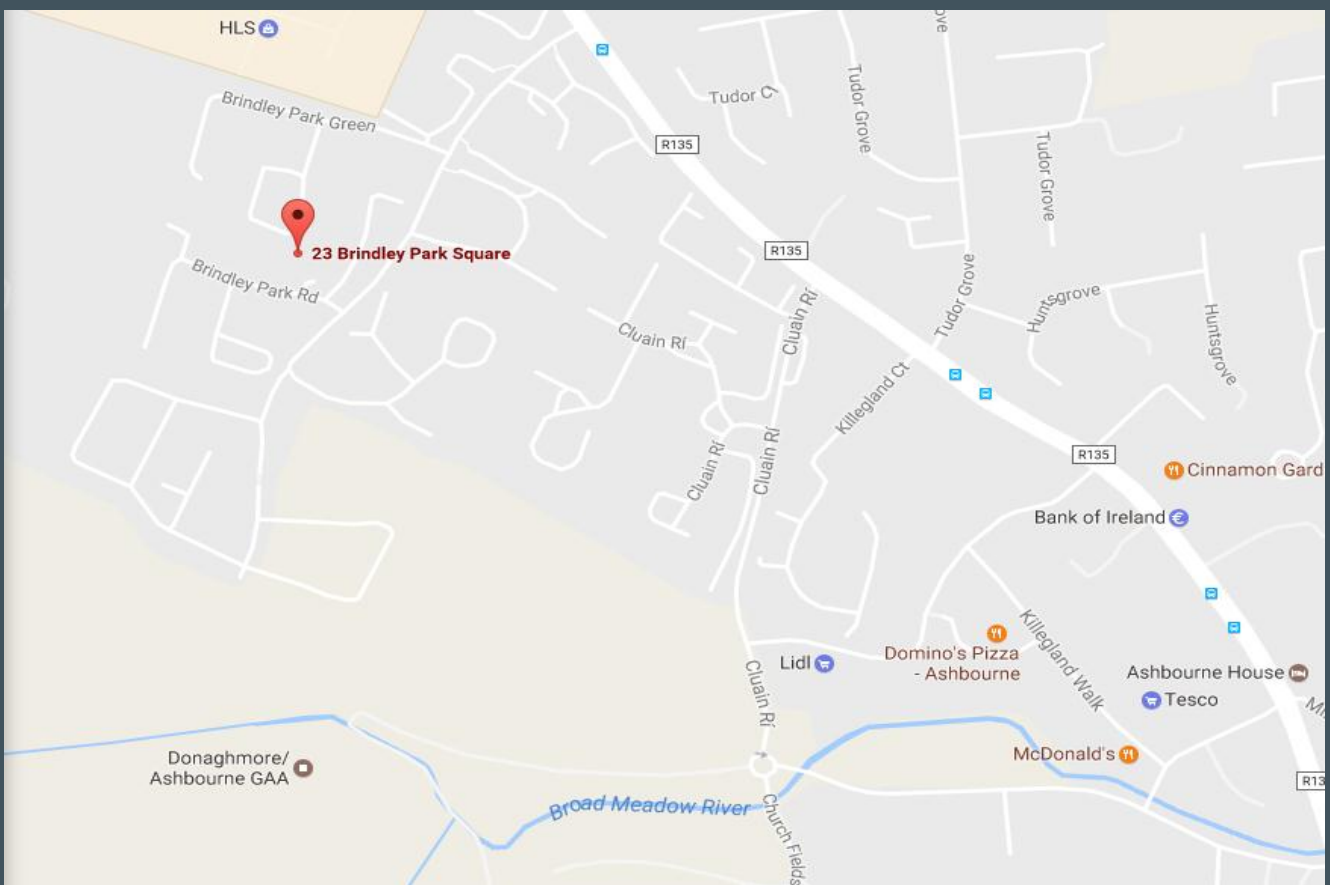
Main Bathroom: 2.14 m x 1.84 m Main family bathroom complete with white sanitary ware including W.C, w.h.b and bath with shower attachment. Tiled floor and partially tiled walls. Complete with attic access and a window providing ventilation.

SECOND FLOOR:

Bedroom 4: 4.54 mx 4.11 m Located in the attic space, this large bright bedroom has carpet flooring, pendant light fitting, fitted wardrobes, 2 windows and a Velux offering great natural light and attic access. Landing area provides useful storage area: 1.93 m x 0.66 m

OUTSIDE: Well maintained south west facing low maintenance garden with raised decking area and stones to the rear and side of the property accessed from the living space Features include raised flower beds, external tap and good sized shed, which is perfect for storage and side access back to the front of property.





PRICE

Asking Price €275,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

Janet Mulroy

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E: janet@reagrimes.ie

REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

DIRECTIONS

From Main Street Ashbourne, head north through Ashbourne village, past Dunnes Stores (on your left). Take the left turn just after the set of pedestrian lights onto St Johnswood Park. Continue along this road and take the 1st right turn into Brindley Park. Take the 1st left turn into Brindley Park Square. Continue straight, No 23 is on the left hand side. See REA Grimes 'For Sale' sign.

GPS: Latitude: 53.514857 Longitude: -6.41093

BER Information

BER: C1

BER No: 109603316

Energy Performance Indicator: 164.5 kWh/m²/yr

Mortgage Advisors

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. Evening appointments available. Their in-depth knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs. **2% Cashback available until September 2017 through EBS.**

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