

GRIMES



**Apartment 9
Kilbrew Demense
Ashbourne
Co. Meath
A84 X781**

**For Sale by Private Treaty
Asking Price €95,000**



- Apartment 9, Kilbrew Demense is located in a semi-rural setting with both Ashbourne and Ratoath a short drive away offering a wide range of amenities
- The property is located off the R155, c. 5 km south east of Ashbourne, c. 28 km from Dublin Airport and c. 27 km from Dublin City Centre. Major road networks are easily accessible with the M2 within minutes' drive, linking to the M50 and the national road network

Viewing is highly recommended with REA GRIMES

For more information or to arrange a viewing, contact Janet on 01 835 0392

FEATURES

- Intercom system
- Access to large communal area
- Communal parking
- Stairs and chair lift

SERVICES

- Heating : Electric storage heating
- Water : Mains
- Waste : Mains

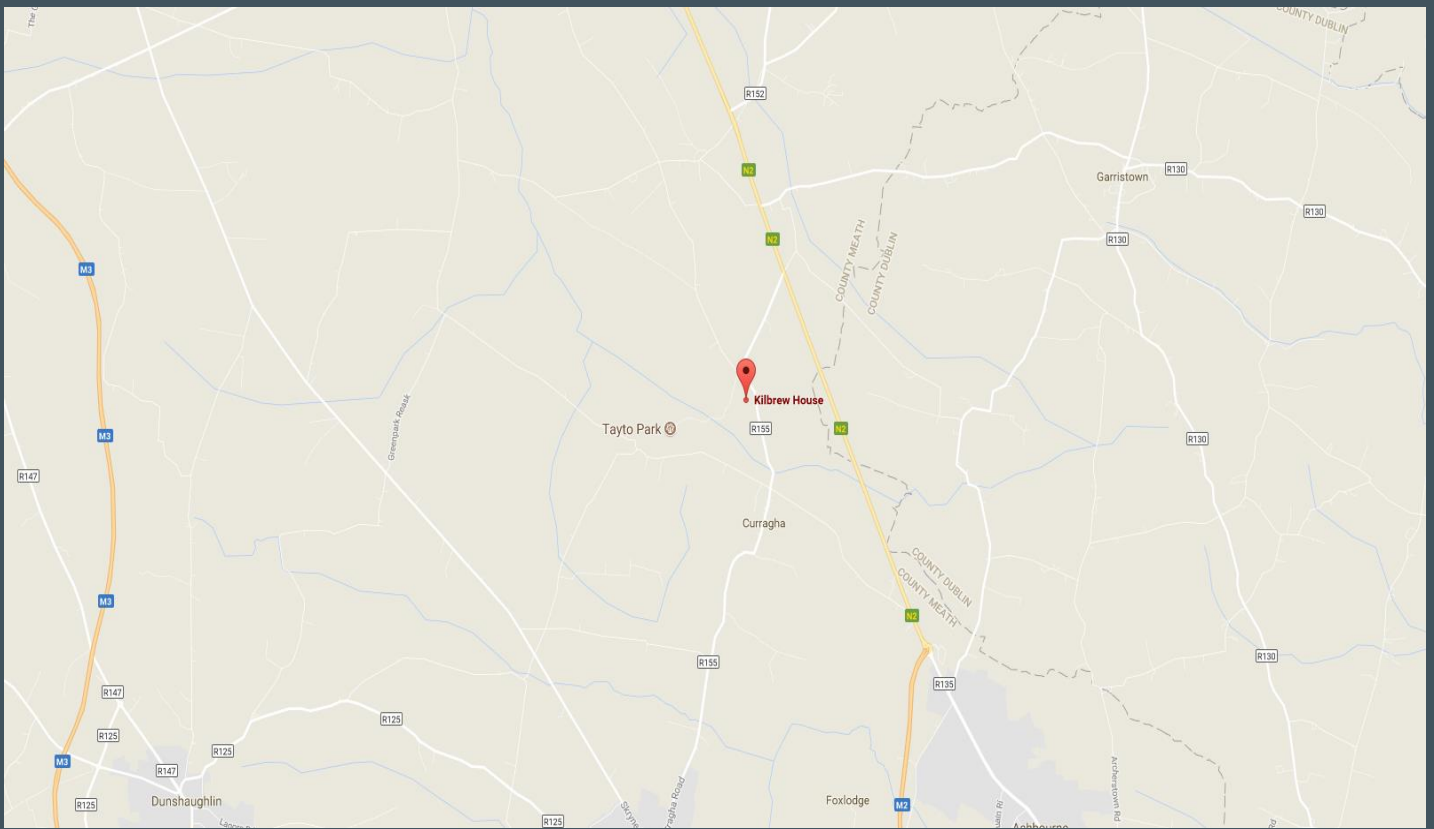
ADDITIONAL INFORMATION

- Management charge: €1,360
- Year of construction: 2003
- Area: c. 48 m² (c.518 sq ft)

ACCOMMODATION

Entrance Porch	4.5 m x 1.28 m & 0.57 m x 0.46 m	Enter through front door with carpet flooring and window providing natural light and useful store room
Kitchen & Living Room	6.52 m x 2.63 m & 1.85 m x 1.77 m	Fitted shaker style kitchen with floor and eye level units. Integrated electric oven, hob and extractor fan with plumbing for washing machine and integrated dishwasher and fridge/ freezer. Tiling to floor and walls. The open plan living room comes complete with carpet flooring and double doors to the courtyard.
Bedroom	4.79 m x 2.62 m	Double bedroom with carpet flooring, decorative coving and window overlooking the front of the property.
Bathroom	2.46 m x 1.76 m & 0.85 m x 0.73 m	W.C. w.h.b. and contour shower. Tiled floor and partially tiled walls





PRICE

ASKING PRICE: €95,000

VIEWING

Strictly by prior appointment with

REA GRIMES Sole Selling Agents

REA GRIMES Contact:

Janet Mulroy

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REA Grimes

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PSRA Licence No: 001417

DIRECTIONS

Heading Northwest through Ashbourne, towards Slane. At the roundabout, take the 2nd exit onto the N2. Take the first left turn onto the L50161, signposted Curragha. Continue straight for approx.. 2km. At the crossroads, turn right onto the R155. Continue straight, Kilbrew Demesne is on the left hand side. See REA GRIMES 'For Sale' sign.

BER Information

BER:D2

BER No: 110202694

Energy Performance Indicator: 276.01 kWh/m²/yr



Mortgage Advisors

Mortgage Advice Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.



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