

GRIMES



2 BEDROOM FIRST FLOOR APARTMENT
79 m² (850 ft²)

ASKING PRICE €130,000

FOR SALE BY PRIVATE TREATY

34 KILLEGLAND HALL

ASHBOURNE

CO. MEATH

A84 DR40

BER D2

DESCRIPTION

REA Grimes are delighted to bring to the market No.34 Killegland Hall, Ashbourne. This spacious two bedroom first floor apartment is presented in great condition throughout. The property offers well-proportioned living accommodation of approx. 79 m. sq. / 850 sq. ft. consisting of an entrance hallway, large kitchen / living / dining room, two double bedrooms, one ensuite and main bathroom. The property also benefits from a West facing balcony resulting in bright and airy living space.

34 Killegland Hall is situated in the ever popular Killegland development ideally positioned within Ashbourne Town Centre, directly opposite Lidl. This property would be an ideal first time buy or it could suit an investor due to its central location and easy access to Dublin via M2, M50 Motorway.

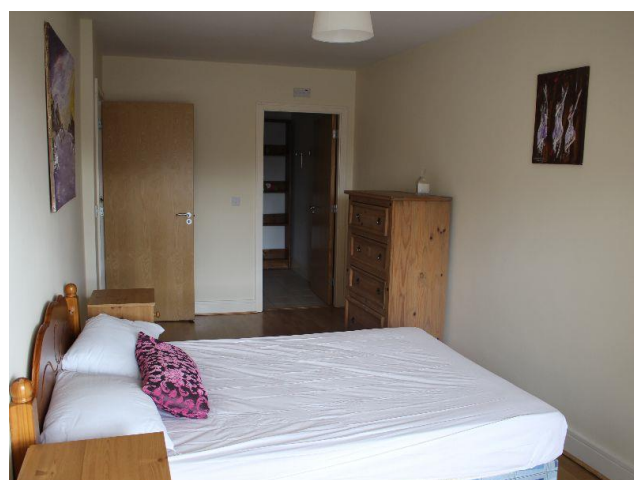
Viewing comes highly recommended for this fine 2 bedroom apartment. For more information or to arrange a viewing please contact Helen Hughes REA Grimes 01 8350392 or helen@reagrimes.ie

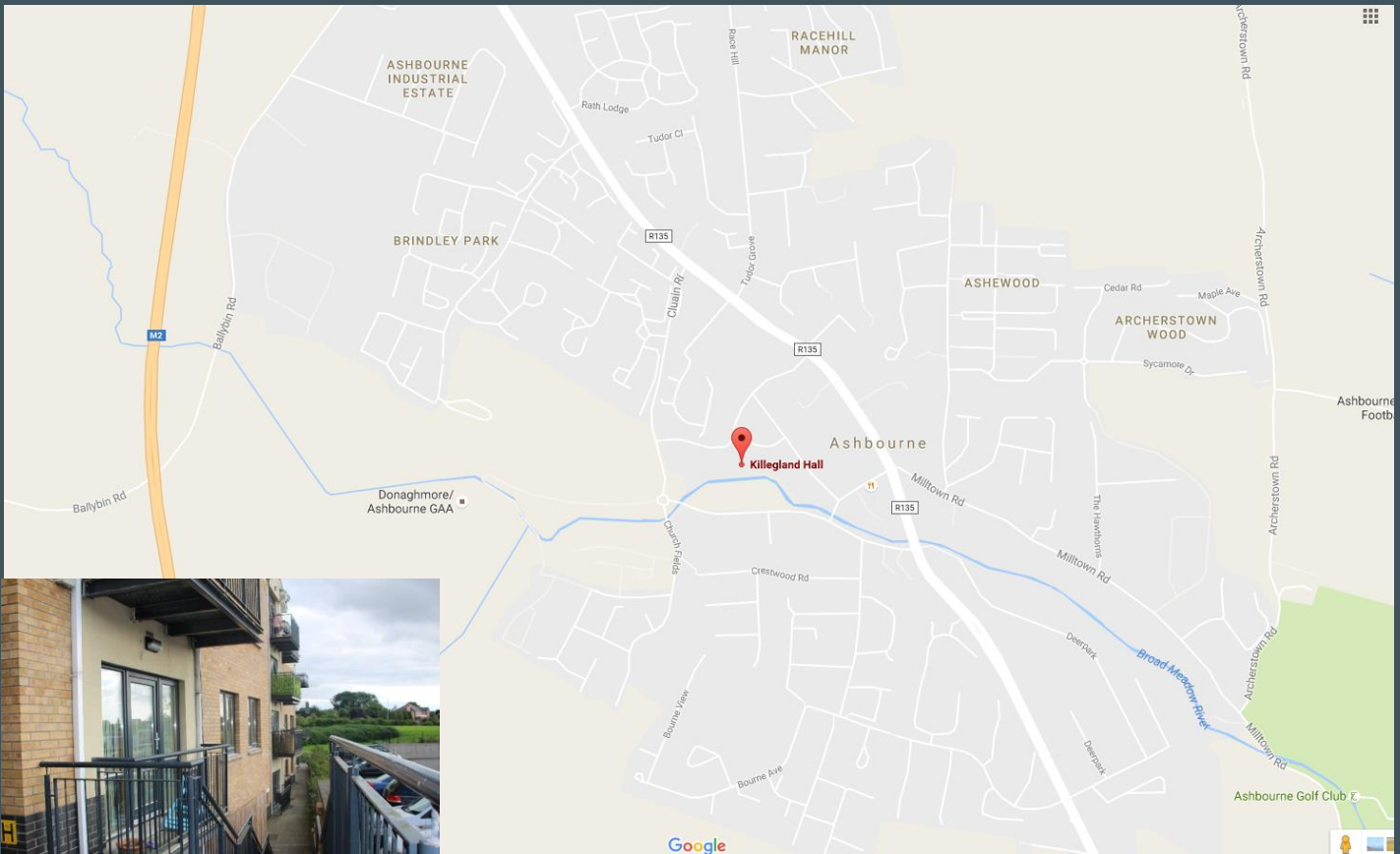
FEATURES

- Large 2 Bed Apt - 79 m. sq. / 850 sq. ft.
- Within walking distance of Town Centre and all amenities and facilities
- Close to main Dublin bus route for commuters
- Presented in good condition throughout
- Electric Storage Heating
- Designated parking plus ample visitor parking
- West facing balcony
- Management Charges €1,800 per annum - Bohan Hyland Property Consultants – 01 4913000
- Viewing highly recommended

ACCOMODATION

- Entrance Hallway: 4.050 m x 1.165 m / 1.281 m x 1.469
- Kitchen / Dining / Living Area: 8.775 m x 3.803 m
- Bed 1: 6.184 m x 2.566 m
- Ensuite: 1.533 m x 2.523 m
- Bed 2: 2.292 m x 4.778 m
- Main Bathroom: 2.359 m x 1.694 m
- Store: 2.503 m x 0.866 m





PRICE

ASKING PRICE: €130,000

VIEWING

Please contact us to arrange an appointment. We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturday's phone: 018350392 or email helen@reagrimes.ie

VIEWING HIGHLY RECOMMENDED!



REA Grimes

Main Street, Ashbourne, Co Meath.

T: 01 835 03 92

F: 01 835 03 92

E: info@reagrimes.ie

DIRECTIONS

Travelling through Ashbourne from Dublin, take the left turn at the lights just before Dunnes Stores. Continue straight down the road. The pedestrian entrance to 34 Killegland Hall is adjacent Lidl car park down the steps and main door on the left hand side.

34 Killegland Hall Co-ordinates:

Latitude: 53.510746 | Longitude: -6.401779

BER Information

BER: D2

BER No: 107802043

Energy Performance Indicator: 269.96 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.

REA | REAL ESTATE ALLIANCE.IE

PSRA Licence No: 001417

Legal Information: Paul Grimes & Assoc Ltd T/A REA GRIMES and the Vendor/Lessor give notice that: 1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or miss deception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/ Lessor or the Purchaser/Tenant. 5. Neither the Vendor/Lessor nor Paul Grimes & Assoc Ltd T/A REA GRIMES nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.