



33 Broadmeadow Castle,  
Ashbourne, Co. Meath, A84 DA59

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**BER** B3

BER No: 115372773

Energy Performance Indicator: 137.99 kWh/m<sup>2</sup>/yr

DOUGLAS NEWMAN GOOD

**DNG**

**TORMEYLEE**

# 33 Broadmeadow Castle, Ashbourne, Co. Meath, A84 DA59

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New to the Summer market is this lovely three double bedroom / two-bathroom duplex property located in the secure gated complex of Broadmeadow Castle. The property boasts a highly convenient Town Centre location, as well as two designated parking spaces.

The property is presented in a good clean condition throughout and boasts spacious living accommodation to include a bright sitting room and kitchen with dining area. Upstairs, there are three double bedrooms, all with fitted wardrobes. The master bedroom has an ensuite shower room, which has been recently modernised and there is also a main bathroom. The attic benefits from a fitted pulldown ladder for storage and there are also two designated parking spaces, plus visitor parking.

Broadmeadow Castle is located along the Broadmeadow River just opposite Ashbourne Town Centre. It is within walking distance to an abundance of local shops, restaurants, pubs, gyms and sporting facilities. Ashbourne is home to a number of good Primary Schools and two Secondary schools. There are well established and thriving sports clubs to include GAA, Soccer, Rugby, Golf, Cricket & Tennis Clubs. For entertainment there is a cinema and new bowling / leisure centre. Ashbourne is home to a number of large supermarkets to include Dunnes Stores, Supervalu, Lidl, Aldi & Tesco, as well as smaller independent shops and boutiques. There are regular commuter bus services to Dublin City Centre ran by Bus Eireann and Ashbourne Connect. There are also regular buses to Blanchardstown and Swords. The M2 motorway is easily accessible for nationwide routes and the Airport is a c. 20-minute drive.

## Features:

- Three double bedrooms
- 2 bathrooms
- Fitted wardrobes in all bedrooms
- Large attic space for storage
- Alarm system
- Own entrance
- 2 designated parking spaces
- Visitor parking (up to 48 hours)
- Gas central heating
- Secure gated complex
- Town centre location

**Management fees** – €1,400 per annum (20% discount if paid in full in advance for year)

## Accommodation:

### Downstairs:

**Entrance Hall** (1.10 x 4.90) – Wooden flooring, skirting, moulded ceiling coving, radiator, ceiling lighting, alarm control pad.

**Kitchen / Dining room** (5.60 x 3.75) – Solid wood fitted units, worktops, integrated gas hob, integrated electric oven, extractor hood, integrated dishwasher, undercounter fridge, washing machine, tumble dryer, stainless steel sink & drainer, tiled floor, tiled splashbacks, 2 x ceiling lights, moulded ceiling coving, skirting, large window in dining area + window over sink both overlooking river, radiator, storage cupboard.

**Sitting room** (4.62 x 3.95) – Wooden flooring, skirting, moulded ceiling coving, TV point, fireplace with wooden mantle, tiled surround & gas fire inset. Two ceiling lights, radiator, window to front overlooking communal grounds.

**Stairway** – Carpet, wooden handrail.

### Upstairs:

**Landing** (2.90 x 3.00) – Carpet, skirting, moulded ceiling coving, 2 x ceiling lights, access to attic, 2 x hotpress / storage cupboards.

**Master bedroom** (3.90 x 3.80) – Wooden flooring, skirting, fitted wardrobes, ceiling light, radiator, window overlooking river, door to ensuite.

**Ensuite** (1.95 x 1.87) – WC, fitted vanity / sink unit, shower unit with glass door & electric shower, fully tiled walls, tiled floor, extractor fan, recessed spotlighting, fitted mirror, fitted wall unit, heated towel rail.

**Bedroom 2** (2.55 x 3.10) – Carpet, skirting, ceiling light, fitted wardrobes, radiator, window to front overlooking communal grounds.

**Bedroom 3** (3.10 x 3.05) – Wooden flooring, skirting, ceiling light, fitted wardrobes, window to front overlooking communal grounds.

**Main bathroom** (1.90 x 2.60) – WC, wash basin, bath with glass screen, mains shower over bath, tiled floor, fully tiled walls, ceiling light, shaving socket, window facing rear, radiator.

**Attic** – Large attic area for storage with added insulation and pull-down ladder.





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