



## FOR SALE BY PRIVATE TREATY



### 26 Dunfieth Park, Johnstownbridge Enfield, Co Meath, A83 H792

Excellent 3 bed semi-detached residence in great family location in Johnstownbridge village, within walking distance of all village amenities. This is a superb property in walk-in condition located in a quiet cul-de-sac location. It has an enviable large rear garden with a sunny rear aspect which is not overlooked & the front overlooks open space. Very popular area, easily commutable to Dublin & with superb public transport to the city from Enfield. A must. BER – D1

## ASKING PRICE €205,000

PSR number 001731

### CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

Innfield House, Enfield, Co. Meath.

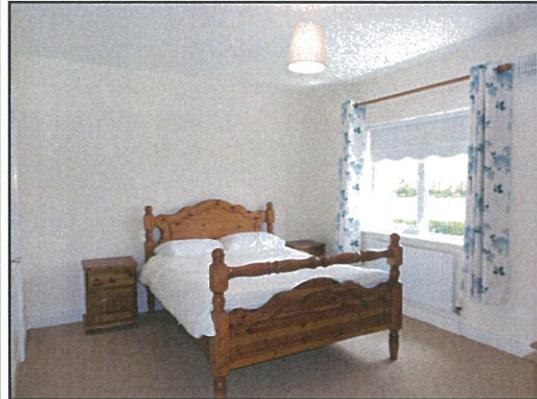
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ACCOMMODATION		
Entrance Hall		Tiled flooring, alarm key pad, phone point, ceiling coving
Guest wc		wc & whb
Sitting room	4.49m x 3.95m	With carpet flooring, open fireplace with gas insert, attractive bay window, TV & phone point, ceiling coving
Kitchen / Dining room	6.08m x 3.46m	With tiled flooring, extended fitted kitchen & breakfast bar with dishwasher, washing machine, cooker & fridge/freezer included, patio doors to large rear garden, double doors to sitting room
Landing		With laminate flooring, hot-press, attic access
Bedroom 1	4.01m x 3.29m	Double rear room, with carpet flooring, built-in wardrobes, curtains & blinds
En-suite		With laminate flooring, shower, wc & whb
Bedroom 2	3.62m x 3.10m	Front double room with bay window, with carpet flooring, built-in wardrobes, curtains & blinds
Bedroom 3	2.91m x 2.42m	Front single room, with carpet flooring, curtains & blinds
Bathroom		Tiled flooring, bath, wc & whb, electric shower in bath
Outside		Large rear garden, useful garden shed.



**FEATURES**

- Great family location
- Kitchen appliances included
- c100 sq.m / c1,076 sq.ft
- Superb home in great location
- Extra-large & sunny rear garden
- GFCH
- Walking distance to school, shops, church, etc



**DIRECTIONS**

From Dublin, from Dublin take the M4 Galway/Sligo motorway to Junction 8 Kilcock and then the R148 towards Kinnegad. At Enfield take the R402 towards Edenderry. Dunfiirth Park is on the left just before entering Johnstownbridge village. Drive into the estate, cross the bridge & turn left. No 26 is the second cul-de-sac. Our sign is in the garden. GPS (from Google maps) 53.403209, -6.845171.