



FOR SALE BY PRIVATE TREATY



4 The Drive, Innwood Enfield, Co Meath A83 NX36

A superbly presented 4 bed semi-detached residence in a great location in this very popular area, just a short walk to the village centre. Enfield village has a host of amenities & services for all the family including shopping, primary school, restaurants, entertainment venues and walking & fishing along the Royal Canal. The spacious property has a great open plan layout on the ground floor with a spacious kitchen/dining room & double doors opening to the large sitting room. The front driveway will accommodate 2 cars & there's a lovely rear garden orientated to capture the evening sun and the deck & wooden garden shed are included. BER – C2

This is an excellent family home ready to walk into.

ASKING PRICE €230,000

PSR licence number 001731

CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

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ACCOMMODATION

Entrance Hall		With carpet flooring & carpet stairs. Alarm key pad, useful 'pop-out' under stairs storage units
Kitchen / Dining room	7.06m x 4.85m	Spacious kitchen/dining room with fitted kitchen units, water softener installed, all appliances including oven & hob, washing machine, dishwasher & American style fridge/freezer included, patio doors to deck area & double doors opening the sitting room
Guest wc		With tiled flooring, wc & whb.
Sitting room	4.92m x 4.85m	Spacious front room, with gas fire installed, carpet flooring, curtains & blinds included.
Landing		With carpet flooring, Stira stairs to attic storage. Hot press.
Bedroom 1	3.82m x 3.43m	Font master bedroom with built-in wardrobes, carpet flooring & blinds included
En-suite		Beautifully tiled with wc, whb & shower
Bedroom 2	4.32m x 2.54m	Rear double bedroom with built-in wardrobes, carpet flooring & blinds included
Bedroom 3	2.98m x 2.71m	Front single bedroom with built-in wardrobes, carpet flooring & blinds included
Bedroom 4	3.63m x 2.71m	Rear single bedroom with built-in wardrobes, carpet flooring & blinds included
Bathroom		Recently redecorated & beautifully tiled throughout with bath, over-bath shower, towel warmer, wc & whb
Outside		2-car driveway, rear garden with deck & garden shed included, outside tap & whb


FEATURES

- Spacious property, c127 sq.m/ c1.367 sq.ft
- Great location close to village
- Kitchen appliances included
- Carpets, all blinds & ground floor curtains included
- Useful garden shed included
- Parking for 2 cars in driveway
- Recently decorated bathroom & en-suite


DIRECTIONS

Directions; From Dublin, take to M4 to Junction 8 Kilcock and then the R148 to Enfield. Drive along the main street & right into New Inn, just before the train station, and through New Inn into Innwood. Enter Innwood, take the first right & follow this road around to the right onto The Drive. Our sign is in the garden. GPS (from Google Earth) 53.416526, - 6.828638