



FOR SALE BY PRIVATE TREATY



72 EDGEWORTH COURT, LONGWOOD, CO. MEATH

A delightful 3 bed semi detached dormer bungalow, with south westerly aspect to the rear garden. It also overlooks a large green area to the front and is not overlooked front or rear. This spacious and well designed home is nicely presented throughout. In Longwood village centre, within walking distance of shops, pubs, primary and secondary schools.

This is an ideal family home

BER C3. EIRCODE A83 Y934

ASKING PRICE: €172,500

PSR 001731

CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

Innfield House, Enfield, Co. Meath.

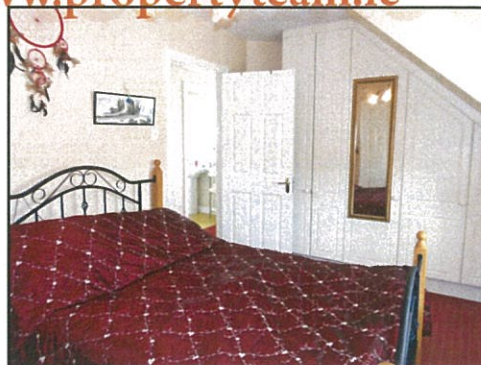
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ACCOMMODATION		
Entrance Hall		Laminated flooring, carpet to stairs, phone pt and under stair storage
Kitchen/ Dining area	5.7m x 3.1m	Large room with tiled flooring, floor & wall units, back splash, oven, hob & under counter fridge included
Utility	1.4m x 1.4m	Tiled flooring, gas boiler, plumbed for washing machine & worktop
Guest WC		Tiled flooring, wc & whb
Sitting room	4.85m x 4.55 m	Large room with laminated flooring, feature open fireplace, recessed light fittings blind, curtains & tv point
Bedroom 1 (downstairs)	4.41m x 3.32m	Large double room overlooking rear & Laminated wood flooring
Landing		Spacious landing, carpet flooring, smoke alarm & hot press
Master bedroom	3.85m x 2.74m	Double room to front, carpet flooring, fitted wardrobes, ph pt, tv
En-suite		Tiled flooring & shower area, Triton electric shower, wc & whb.
Bedroom 3	4.36m x 3.09m	Double room to rear, carpet flooring & fitted wardrobes
Bathroom		Tiled floor & walls, bath, wc & whb



FEATURES

- Excellent condition throughout
- Private rear garden
- Well maintained
- South westerly facing rear garden
- Overlooking larger green area
- GFCH
- Ideal family home
- BER
- c.113 sq m/ 1,215 sq ft



DIRECTIONS

From Dublin, take the N4 to Junction 8 Kilcock and the R148 through Enfield, onwards towards Kinnegad. 3.5kmswest of Enfield then right for Longwood. On entering Longwood village turn left down the main street and turn right into Edgeworth Court. Continue along the main road of the development. The property is to the left of the large green area identified by our "For Sale" sign. (GPS—from Google Earth— 53.455713,-6.972518)

