

GRIMES



2 BEDROOM APARTMENT

52.4m² (564ft²)

ASKING PRICE €169,000



FOR SALE BY PRIVATE TREATY

6 WOODLANDS PARK

RATOATH

CO MEATH

A85 Y090

DESCRIPTION

ATTENTION ALL BUYERS!! Apartment 6 Woodlands Park is a two bedroom top floor apartment of c. 52.4 m² (c. 564 sq ft) available to purchase in the impressive development of Woodlands. The apartment is presented in good condition throughout and is perfect for a purchaser to put their own stamp on the property.

6 Woodlands Park is an ideal property whether you are a First Time Buyer, downsizing or an investor. Woodlands Park is perfectly located just minutes walk from Ratoath Village and the wide range of amenities on offer locally.

Accommodation includes entrance hallway, open plan living, kitchen & dining area, two double bedrooms and family bathroom.

Viewing comes highly recommended with REA Grimes. For more information or to organize a viewing, please contact Lynn Lynagh, REA Grimes on 01 835 0392 or email: lynn@reagrimes.ie.

ACCOMMODATION

Entrance Hallway:

2.247 m x 1.652 m

Enter hallway through front door with laminate wood flooring and intercom. The hot press is also located here.

Open Plan: Living/ Kitchen/ Dining Room: 6.052 m x 3.849 m

Fitted shaker style kitchen with ample worktop space and includes integrated oven & hob, extractor fan and plumbed for washing machine. Tiling to kitchen floor & splash back area.

Open plan living/ dining area with laminate wood flooring, decorative central light fitting and window providing natural light.

Main Bathroom:

2.094 m x 1.859 m

Family bathroom complete with W.C., w.h.b., bath with shower overhead and tiling to floor and over bath.

Bedroom 1:

3.094 m x 3.936 m

Master double bedroom with fitted wardrobes providing ample storage. Complete with carpet flooring and two windows offering natural light.

Bedroom 2:

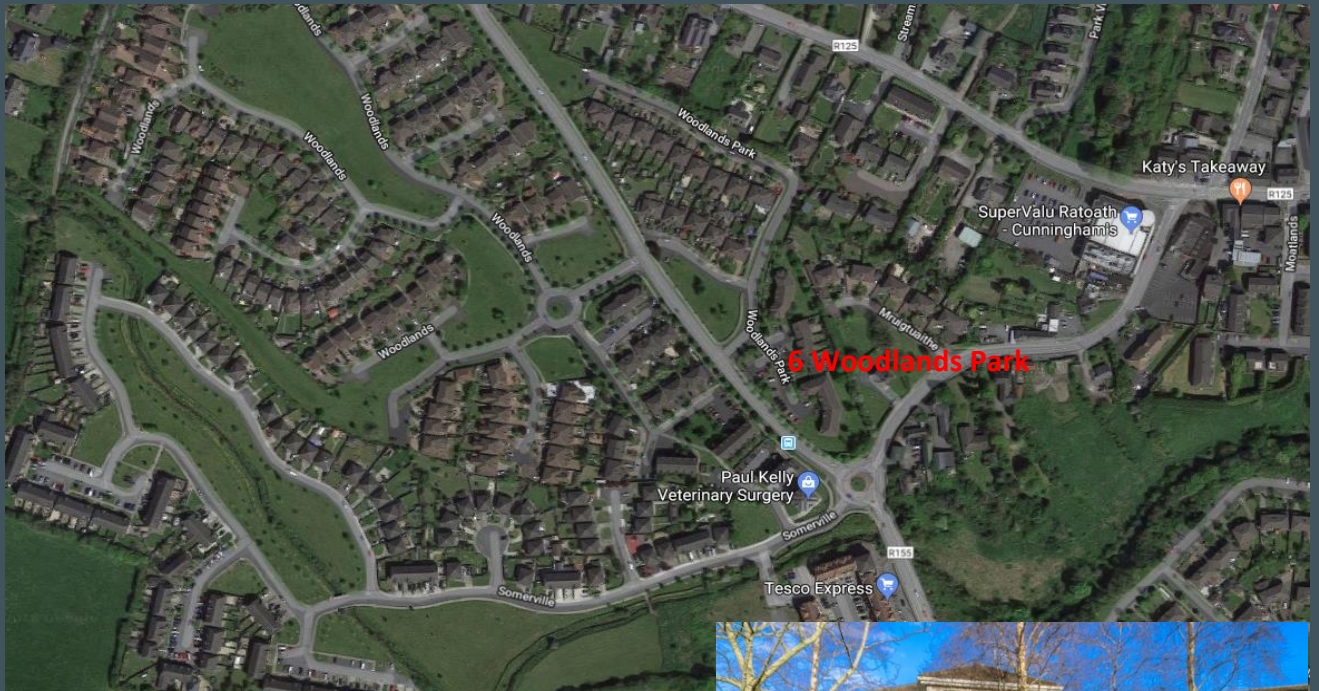
2.187 m x 1.859 m

Double bedroom with built-in wardrobes and desk, carpet flooring and window providing natural light.

FEATURES

- Constructed in 2001
- Top floor apartment
- Service Charges approx. €1,100 per annum
- Within walking distance of Ratoath Village and all local amenities
- Overlooking large green area
- Ample parking available to the front of the property
- Electric storage heating
- Presented in good condition throughout
- Close to bus stops with frequent bus service, the M2/ M3 road networks and Pace train station are just minutes drive away providing easy access to Dublin City Centre and surrounding areas
- Viewing strongly advised with REA Grimes





PRICE

Asking Price €169,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

Lynn Lynagh

M: 01 835 03 92

E: lynn@reagrimes.ie

REA GRIMES
Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

PSRA Licence No 001417

DIRECTIONS

Co-ordinates:

Latitude: 53.506701

Longitude: -6.468142

BER INFORMATION

BER: C3

BER No: 110725090

Energy Performance Indicator: 221.95 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.



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.