

GRIMES



**Greenogue
Kilsallaghan
Co. Meath**

**FOR SALE BY PRIVATE TREATY
Asking Price: €150,000**



- REA Grimes are delighted to bring this three-bedroom cottage comprising 55.8 m² (557q ft) on c.0.44 hectares/ c. 1.09 acres to the market.
- The property, which is in need of modernization, offers potential for any would be buyer to renovate the existing property, subject to the necessary planning permissions.
- The Accommodation comprises of a Hallway, living area, kitchen and three bedrooms.
- Located in a quiet country area yet close to Ashbourne town and Rolestown village.

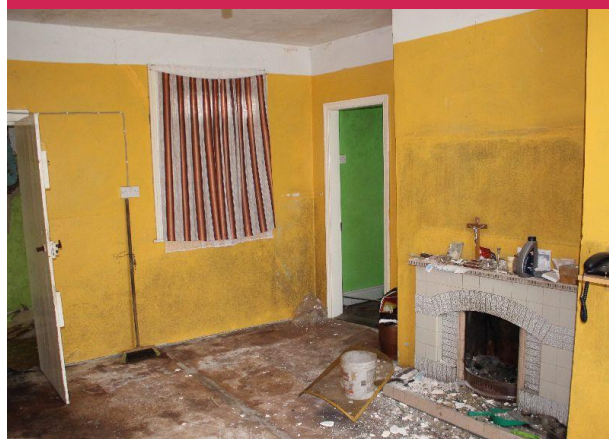
For more information or to arrange a viewing, contact REA Grimes on 01 835 0392

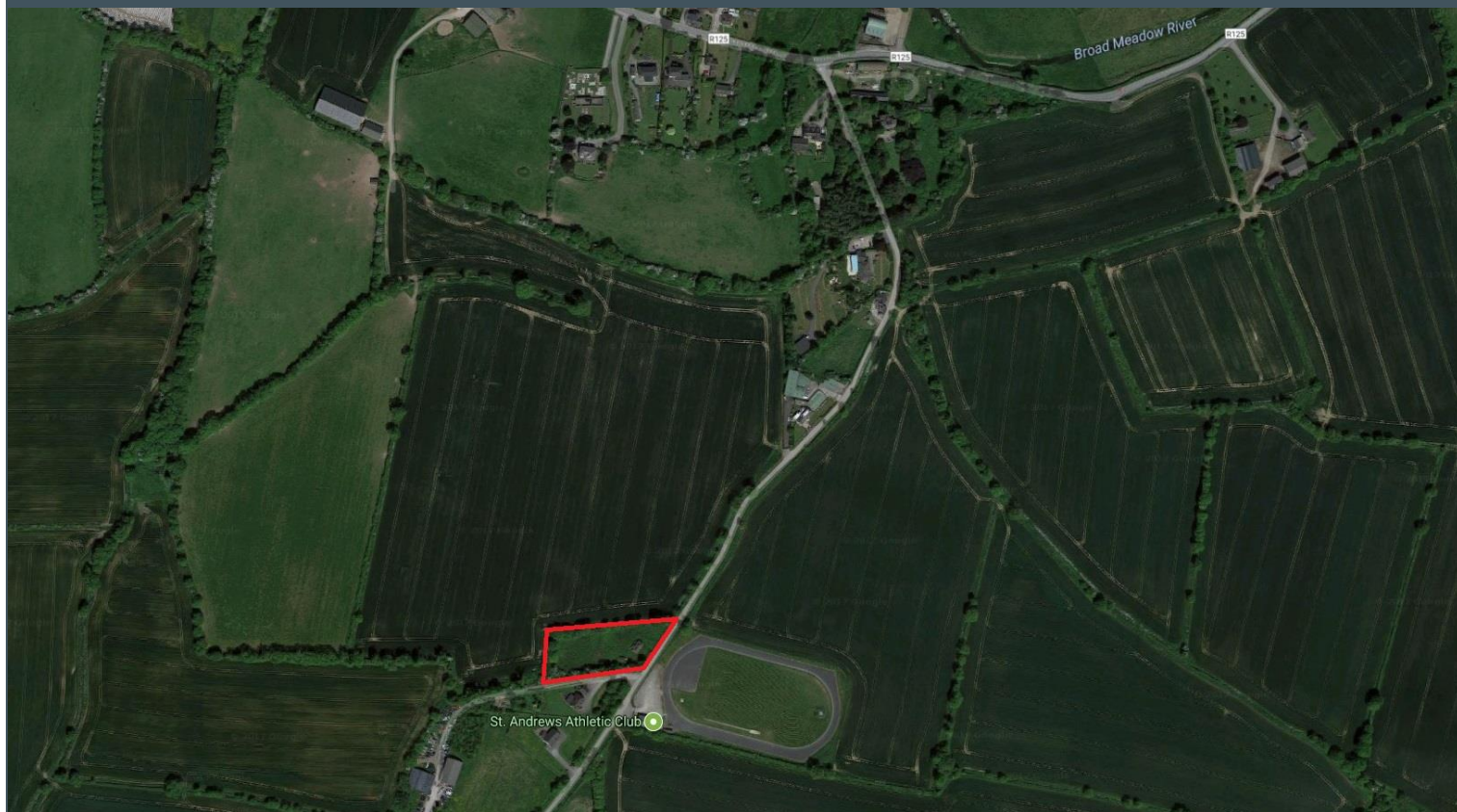
FEATURES

- A short distance from Ashbourne and its amenities including primary and secondary schools, sports clubs, ample shopping and leisure facilities
- Rolestown also offer facilities such as a national school, GAA club and a community centre
- Attic suitable for storage
- Ideal commuting distance of Dublin City Centre
- Close to Dublin Airport
- Services: Mains water
Note No Mains sewerage or septic tank

Accommodation

Hallway	2.44 m 1.184 m	Attic is accessible from the entrance hallway
Kitchen	1.66 m x 2.389 m	Running Water and electricity
Living area	3.64 m x 4.98 m	Provides access to bedrooms and contains a fireplace
Bedroom 1	5 m x 3.02 m	This spacious bedroom is located at the front left of the property
Bedroom 2	2.43 m x 3.43 m	Located at the Rear of the property
Bedroom 3	3.1 m x 2.43 m	Located at the front of the property





PRICE

Asking Price €150,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

Janet Mulroy/ Siobhan O'Sullivan

T: 01 835 03 92

E: janet@reagrimes.ie / siobhan@reagrimes.ie

REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

DIRECTIONS

If travelling from Ashbourne travel south along R135 until meeting a roundabout. Take first turn from the roundabout onto the R125 and travel approximately 4 km until you are met by a Y junction. Take a right at this junction and travel approximately 1 km. Property is opposite St Andrews Athletic club
See REA GRIMES 'For Sale' sign.

BER Information

BER: G

BER No: 109980441

Energy Performance Indicator: 751.13 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.

PSRA Licence No: 001417



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