



## FOR SALE BY PRIVATE TREATY



### 62 ABBEYFIELDS, CLONARD, CO. MEATH

An excellent 3 bed semi-detached residence overlooking a large green area & with a fantastic rear garden ideally located in the estate. With contemporary interior décor, it is in excellent condition throughout, and the kitchen/dining patio doors open to the extra-large rear garden with the garden sheds included. All carpet, curtains, blinds & light fittings are included as well as the oven & hob and fridge/freezer. This is an ideal starter family home, with a C2 BER energy rating.

**ASKING PRICE €160,000**

PSR001731

**CAREY AUCTIONEERS**

• Chartered Surveyors • Auctioneers • Valuers

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ACCOMMODATION		
<b>Entrance Hall</b>		with tiled floor, alarm key pad, carpet stairs
Guest wc,		with tiled floor, wc & whb.
<b>Kitchen / Dining room</b>	5.38m x 3.6m	with tiled floor, feature light fittings, fitted kitchen with fridge/freezer, oven & hob included. Patio doors to extra-large rear garden & double doors to sitting room
<b>Sitting room</b>	5.28m x 3.54m	with wood flooring, open fireplace, light fitting, ceiling coving & TV point
<b>Landing</b>		with carpet flooring & hot-press off
<b>Bedroom 1</b>	4.24m x 2.8m	rear room, with laminate wood flooring, built-in wardrobes & TV point. Curtains & blinds included.
<b>En-suite</b>		fully tiled, with shower, wc & whb
<b>Bedroom 2</b>	3.74m x 2.87m	front double room with laminate flooring & built-in wardrobes. Curtains included.
<b>Bedroom 3</b>	2.44m x 2.17m	front single room with laminate wood flooring. Curtains & blinds included.
<b>Outside</b>		Concrete driveway with attractive trees & shrub planting, superb extra-large rear garden. Garden shed included.



**FEATURES**

- Contemporary interior décor,
- Spacious ground floor accommodation
- c95 sq.m / c1,020 sq.ft,
- Maintenance free exterior
- Extra-large rear garden
- All carpets curtains blinds & light fittings included
- Oven & hob and fridge/freezer included,



**DIRECTIONS**

From Dublin, take the M4 to Junction 8 Killocock & then the R148 (old N4) towards Kinnead. Drive through Enfield, & on to Clonard. Abbeyfields is on the right-hand-side just after The Monastery Inn. Take the 2<sup>nd</sup> left turn towards the dormers, and then the first right. No 62 is on the right overlooking the large green area & our sign will be in the garden. GPS (from Google Maps) 53.454258, -7.023057.



PSR licence number 001731