



FOR SALE BY PRIVATE TREATY



6 Newcastle Woods Rise Enfield, Co Meath A83 XA59

An excellently presented 3 bed semi-detached home in prestigious estate in Enfield village. This property is within walking distance of all village amenities including shops, restaurants, child care, primary school and excellent bus & train services to the city. The property has been extremely well cared for by its current owners and it is in excellent condition throughout. All of the carpets, blinds & light fittings are included as well as the oven & hob and dish-washer. This is a great family home or ideal investment in a great location. BER – B2

ASKING PRICE €220,000

PSR licence number 001731

CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

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ACCOMMODATION		
Entrance Hall		With PVC porch, solid wood flooring, alarm key pad, ceiling coving, phone point, light fitting, carpet stairs & under stairs storage
Guest wc		With tiled flooring, wc & whb
Kitchen / dining room,	3.89m x 3.56m	With tiled flooring, kitchen area measuring 3.0m x 2.64m with attractive fitted units to include oven & hob. Additional built-in storage units. Patio doors to rear garden from dining area
Utility room		With tiled flooring, gas boiler. Plumbed for washing machine & drier included
Sitting room	5.27m x 3.55m	With solid wood flooring, attractive bay window, open fire place, centre light fitting blinds (curtains not included)
Landing		With carpet flooring, hot press
Bedroom 1	4.09m x 2.96m	Front master bedroom with carpet flooring, bay window, built-in wardrobes.
En-suite		With tiled flooring & walls, electric shower, wc & whb
Bedroom 2	3.42m x 3.22m	Rear double bedroom with carpet flooring & built-in wardrobes
Bedroom 3	3.1m x 2.47m	Front bedroom with laminate wood flooring.
Bathroom		With tiled floor & walls, bath, wc & whb
Outside		Cobble-lock driveway for 2 cars, rear deck area & useful steel garden shed



FEATURES

- Spacious home, c110 sq.m / 1,184sq.ft
- Superbly presented throughout with utility room
- Cobble-lock driveway, with parking for 2 cars & not overlooked to the rear
- Curtains, blinds, light fittings included
- GFCH



DIRECTIONS

From Dublin take the M4 to Junction 8 Kilcock & then the R148 towards Kinnegad to Enfield. On entering Enfield village, Newcastle Woods is on the left hand side. Turn in and follow the main road into the estate, when you'll come the house on the right. Our sign is at the property. GPS (from Google Maps) 53.412754, - 6.826905