

GRIMES



**139 RATH LODGE
ASHBOURNE
CO. MEATH
A84 E167**

**FOR SALE BY PRIVATE TREATY
Asking Price: €280,000**

BER C2

**** New to the Summer Market **** 139 RATH LODGE is a superb 3 bedroom, semi-detached home in a popular residential area. Extending to c. 126 sq m (c. 1,356 sq ft) this modern, spacious property is ideally situated with all local amenities on your doorstep including Ashbourne Town Centre, new primary & secondary school campus and easy access to the M2 and public transport.

Accommodation briefly comprises; entrance hallway, living room, kitchen, utility room, dining room, playroom/ office, downstairs W.C., three bedrooms (master en-suite) and main family bathroom with a sunny south westerly aspect to the rear garden.

139 Rath Lodge is sure to appeal to First Time Buyers and Investors alike.

Don't miss out- arrange a viewing today!!

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

FEATURES

- Superb location close to all local amenities
- Constructed c. 2005
- Overall floor area: c. 126 m² (c. 1,356 ft²)
- Close to main bus route & national road networks of M2 commuters
- Gas fired central heating
- Rear garden with south westerly aspect
- Green Cert Certified
- An early viewing of this property is advised as it is sure to appeal to many buyers. Contact REA Grimes on 01 835 0392 or janet@reagrimes.ie to arrange a viewing today

LOCATION

Ashbourne is a highly desirable residential location with a wide range of retailers, recreational and educational facilities all within walking distance. There is frequent public transport and the M50 and M2 are only a short drive away making this property very accessible to the city centre, Dublin Airport and surrounding areas.



ACCOMODATION

GROUND FLOOR:

Entrance Hallway:
4.97 m x 1.97 m

Enter through a hardwood front door with decorative glazing into a bright hallway with birch laminate flooring and complete with useful under stairs storage.

Kitchen/Dining:
4.76 m x 3.54 m

Spacious, bright fitted cream shaker style kitchen providing ample storage with windows providing natural light and modern tiled flooring. Comes complete with gas hob, oven, integrated extractor fan, plumbed for a dish washer and space for a fridge/ freezer.

Utility Room:
2.37 m x 1.62 m

Fitted utility room with additional storage and sink plumbed for washing machine and dryer. A new Gloworm boiler was installed in March 2017.

Dining Room:
3.91 m x 2.91 m

Bright room with plenty of natural light, laminate wood flooring and access to the rear garden through French doors.

Living Room:
4.66 m x 3.41 m

Situated to the front of the property with laminate flooring, feature open fireplace with painted wood surround and marble hearth. Decorative center light fitting and dual access to the hallway and dining room.

Playroom/ Office:
5.06 m X 2.46 m

Located to the front of the property this useful room can be used for a multitude of purposes including a playroom or office. Laminate wood flooring and center light fitting.

FIRST FLOOR:

Landing:
3.73 m x 3.03 m

Neutral carpet on the stairs and landing with an unusually large hot press, ideal for additional storage.

Bedroom 1:
3.62 m x 3.45 m
En-suite: 1.82 m x 1.63 m

Located to the front of the property, a double bedroom with built-in wardrobes featuring vanity unit and laminate flooring.
W.C., w.h.b., with pump shower with tiled floors and partially tiled walls.

Bedroom 2:
2.98 m x 2.71 m

Spacious bedroom with laminate flooring and built-in wardrobes situated to the rear of the property.

Bedroom 3:
2.98 m x 2.71 m

Located to the rear of the property the bedroom has built-in wardrobes and laminate floor covering.

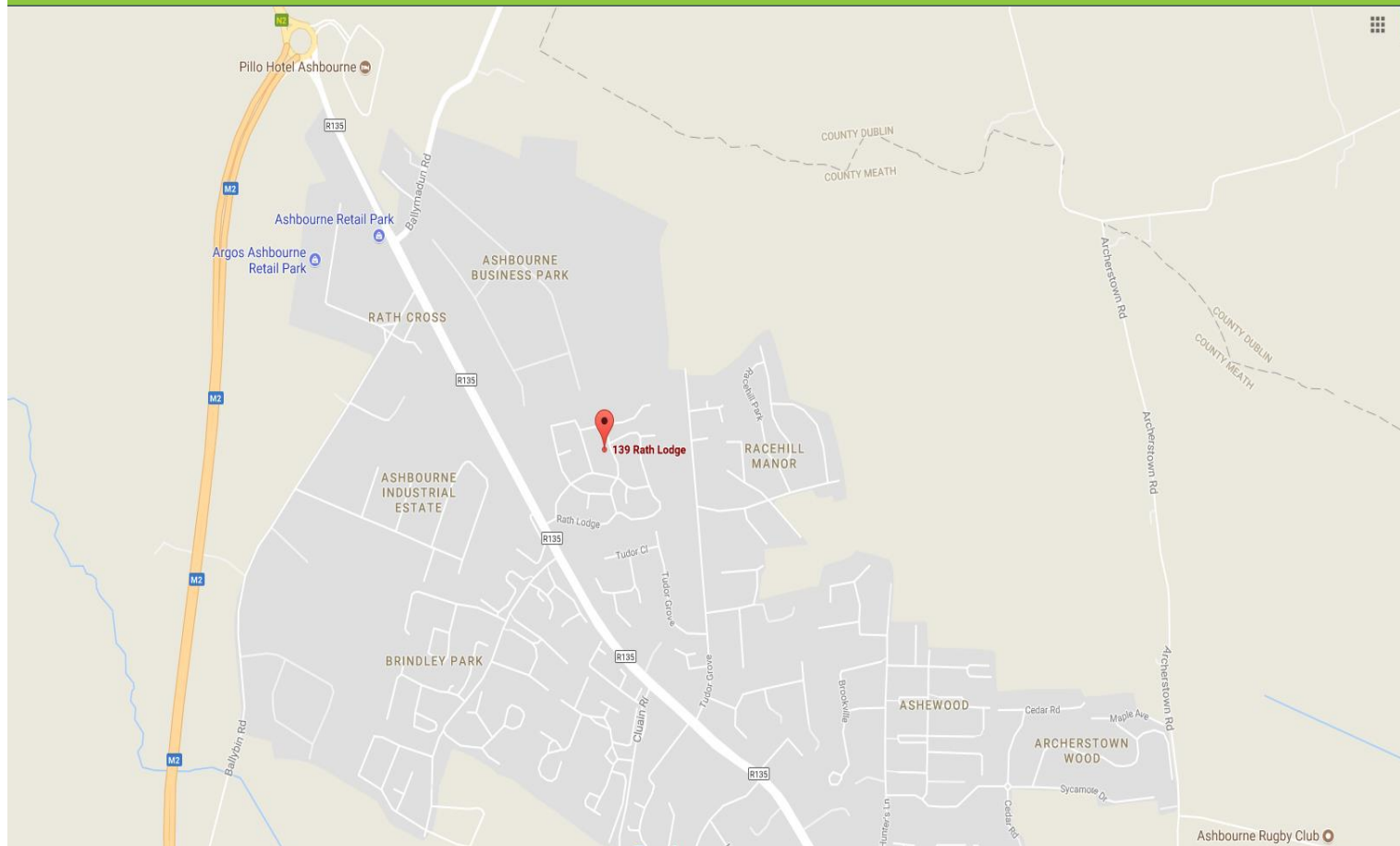
Main Bathroom:
2.42 m x 1.89 m

Tiled floor to ceiling with built-in vanity unit & w.h.b., w.c. and bath with pump shower.

Garden:
9.73 m x 8.74 m

Sunny south westerly garden laid out mainly in grass. Partial decorative paving to the good sized shed (3.02 m x 2.15 m).





ASKING PRICE

Asking Price: €280,000

VIEWING

Please contact us to arrange an appointment.
We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturdays:
018350392 or email janet@reagrimes.ie

REA GRIMES

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Mortgage Advisors

Should you require any financial advice, we can put you in touch with a mortgage advisor 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



DIRECTIONS

Travelling north through Ashbourne, continue straight past Dunnes Stores (on the left hand side). Continue straight through the pedestrian set of traffic lights and take the next right hand turn into Rath Lodge. Take the first left hand turn and follow the road. Take the 3rd left hand turn. 139 Rath Lodge is on the left hand side. See REA GRIMES 'FOR SALE' sign.

BER Information

BER: 1016894446

BER No: C2

Energy Performance Indicator: 184.33 kWh/m²/yr



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