

GRIMES



**8 CEDAR ROAD
ARCHERSTOWN WOOD
ASHBOURNE
CO. MEATH**

FOR SALE BY PRIVATE TREATY
Asking Price: €375,000

BER B1

- A four-bedroom semi-detached home located in the renowned Archerstown Wood in Ashbourne
- This is a much sought-after family orientated residential area in Ashbourne
- Within walking distance of the town centre.
- West facing rear garden benefitting from the evening sun.
- The property extends to c. 128 sq.m. (1,378 sq. ft.)
- Externally the property includes a level lawned garden, paving slab patio, pedestrian access to the side with a spacious driveway with ample parking to front.

**For more information or to arrange a viewing, contact
Barry Flood - REA Grimes on 01 835 0392 or email barry.flood@reagrimes.ie**

FEATURES

- Maintained to an exceptionally high standard throughout.
- Paved driveway for two cars.
- Spacious open plan kitchen / dining room to rear.
- Semi solid floor through the hall and living room.
- West facing rear garden with patio area.
- Side access to rear garden.
- Within walking distance of Ashbourne Town Centre.

SERVICES

- Water : Mains
- Heating: Gas Fired Central Heating
- Waste : Mains

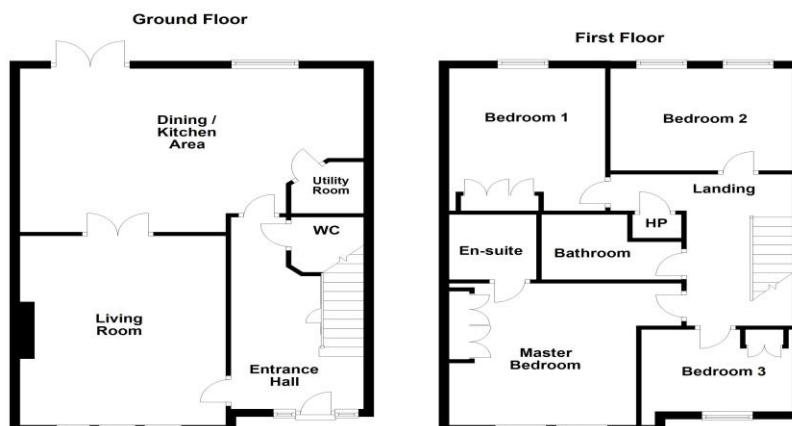
ADDITIONAL INFORMATION

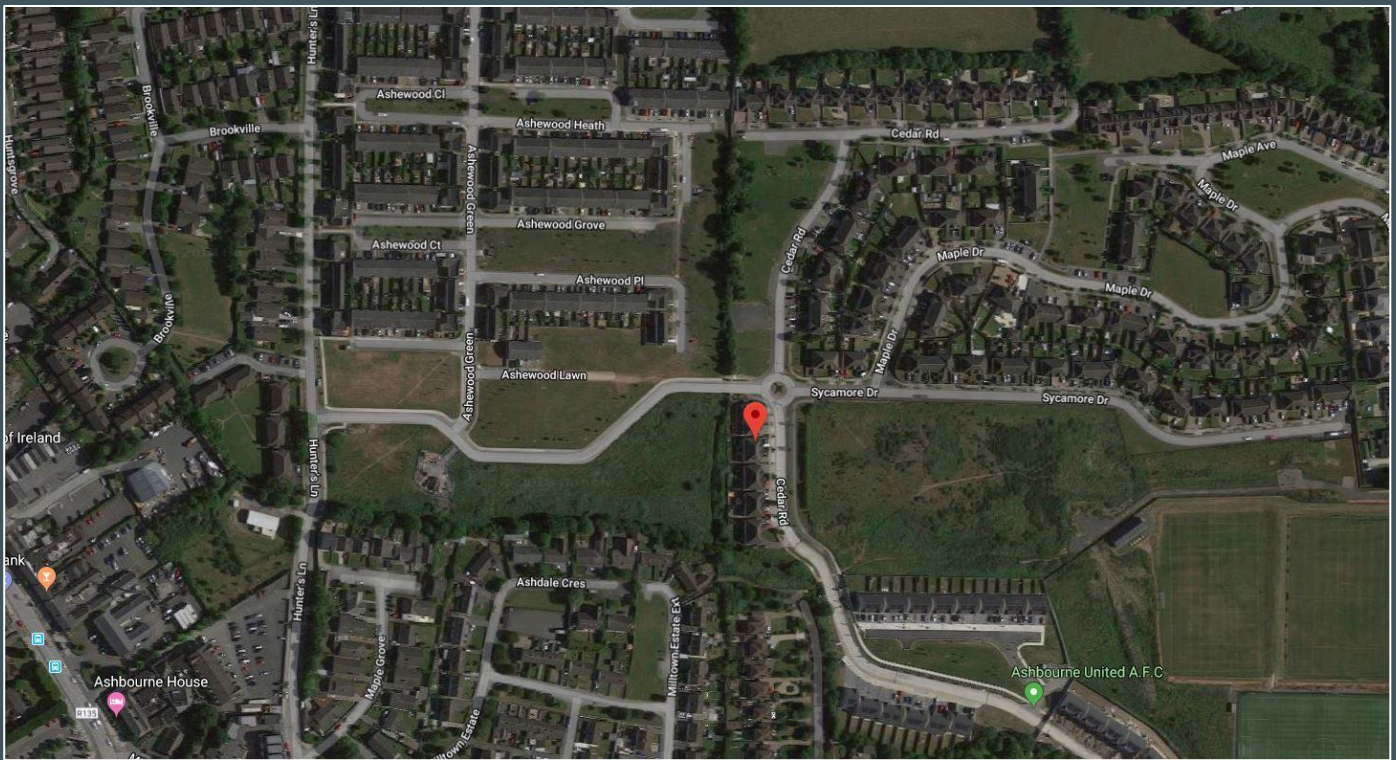
- Built 2010
- Area c. 128 m² (1, 378 sq. ft)
- Red brick façade
- Well maintained gardens
- Double glazed windows



ACCOMODATION

Entrance Hallway: 5.0m x 2.59m	Spacious entrance hallway with coving & centre rose, Semi solid wooden flooring Data point, chrome switches / sockets, wooden venetian blinds and alarm panel.
Guest W/C:	Tiled floors with w/c, w/h/b, frosted window, wooden venetian blinds, extractor fan and a single pendant light.
Living Room: 5.05m x 4.07m	Bright and spacious room located to the front of the property with a featured coal effect gas fireplace, Marble surround & mantle, semi solid flooring, wooden venetian blinds, decorative coving and centre rose. TV point and double doors to the Kitchen / Dining Area. Chrome Switches / sockets.
Kitchen/Dining: 4.34m x 6.78m	Entrance from entrance hallway to kitchen area, a large kitchen/dining room. With many features including tiled floor and splash back, integrated single oven, plumbed for dishwasher, electric 4 ring electric hob, extractor fan, bowl and a half stainless steel sink unit and floor, wall mounted kitchen units, breakfast bar and double French doors to the rear garden.
Utility: 1.5m x 1.4m	Plumbed for washing machine & dryer, window to gable end, wooden venetian blinds, tiled floor, gas boiler, chrome switches / sockets.
Landing: 4.0m x 2.05m & 0.95m x 1.53m	Carpet floor, wooden venetian blinds, attic access hatch window to gable.
Master Bedroom: 3.75m x 3.7m 1.01m x 0.92m	Large master bedroom located to the front of the property with built in wardrobes, wooden venetian blinds, carpet floor, TV point and chrome switches / sockets
Ensuite: 1.76m x 1.69m	Ensuite complete with W.C, W.h.b. Tiled floor and walls, power shower & extractor fan.
Bedroom 2: 2.17m x 3.0m	Spacious bedroom located to the front of the property, wooden venetian blinds, carpet flooring and built in wardrobes.
Bedroom 3: 2.68m x 3.59m	Generous double bedroom located to the rear of the property, wooden venetian blinds, carpet flooring and built in wardrobes, tv point.
Bedroom 4: 3.75m x 3.08m	Generous double bedroom located to the front of the property, carpet flooring, wooden venetian blinds and built in wardrobes.
Main Bathroom: 1.76m x 2.77m	Complete with W.C, W.h.b, bath with telephone shower attachment, floor to ceiling tiling, extractor fan & heated towel rail.
<u>OUTSIDE:</u>	<ul style="list-style-type: none"> • Large lawned garden to rear (10.19m x 8.33m) • Cobble lock driveway with ample room for parking • West facing orientation • Pedestrian side access • Paved patio area





PRICE

Asking Price €375,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

Barry Flood

M: 01 835 03 92

E: barry.flood@reagrimes.ie

REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

DIRECTIONS

GPS: 53.512430, -6.390908

From Ashbourne turn onto the Milltown Road. Then turn left onto Hunters Lane. Then take the third right into Ashwood and continue straight into Archerstown Wood. At the roundabout go right and the house will be up on the right hand side, see the REA Grimes for sale sign.

BER Information

BER: B1

BER No: 101 986 347

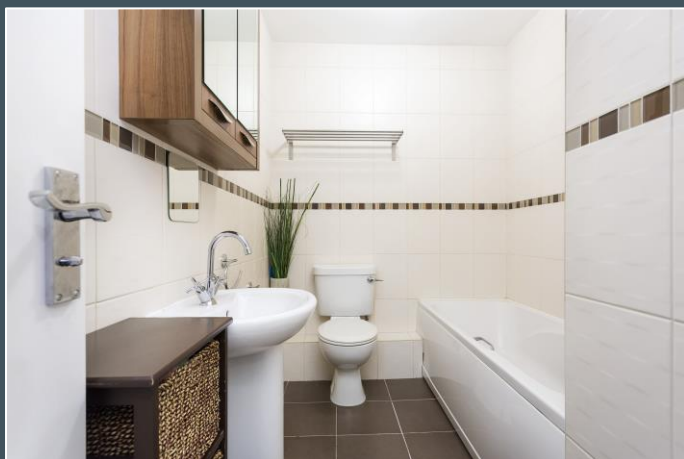
Energy Performance Indicator: 93.39 kWh/m²/yr

BER B1

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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