



FOR SALE BY PRIVATE TREATY



1The Square, Innwood Enfield, Co Meath A83 XR65

A superbly located apartment in an attractive setting, a short stroll to all village amenities. This dual aspect ground floor 2 bed property has a great open plan layout, having a large kitchen/dining/living area, 2 bedrooms & fully tiled bathroom.

This is an excellent starter home, or indeed a superb investment opportunity.

Enfield is a fantastic location with excellent bus & rail transport to the city, a wide range of shopping & entertainment venues, great restaurants, local primary school & several sports clubs all within easy reach. Viewing is a must. BER – C2.

ASKING PRICE €135,000

CAREY AUCTIONEERS

• Chartered Surveyors • Auctioneers • Valuers

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PRSA Licence No: 001731



ACCOMMODATION		
Entrance Hall		With tiled flooring, alarm key pad, gas boiler
Kitchen	3.02m x 2.56m	With tiled flooring, fitted kitchen
Living area	5.64m x 4.45m	With attractive bay window, laminate wood flooring, TV & phone points, useful storage room.
Bedroom 1	4.21m x 2.57m	With carpet flooring & built-in wardrobes
Bedroom 2	3.14m x 2.84m	With laminate wood flooring, built-in wardrobes
Hot press		
Bathroom		With tiled flooring, bath & shower, wc, whb



FEATURES

- Excellent ground floor 2 bed apartment
- c75 sq.m / 775 sq.ft
- Superb starter/retirement home or investment opportunity
- GFCH
- Walking distance to superb train & bus Services
- Annual management charge for 2015, a approx. €1,099
- Management company information; Inwood Square Management Company Ltd, c/o Bohan Hyland & Associates, 53A Rathgar Avenue, Dublin 6. Tel 01 491 3000, info@bohanbyland.ie



DIRECTIONS

Enfield is situated at Junction 9 on the M4 Dublin to Galway/Sligo motorway route. For toll free, take the exit at Junction 8 Kilcock & the R148 to Enfield. Turn into New Inn beside the train station, and then into Innwood, where The Square is to the left. Our sign is at the property. GPS (from Google Maps 53.417153, -6.829755).

