

GRIMES



**100 THE GLEN
ALDERBROOK
ASHBOURNE
CO.MEATH
A84 NT68**

FOR SALE BY PRIVATE TREATY
Asking Price: €365,000
4 Bedroom Semi Detached - 120 m² (1,295 ft²)



No. 100 The Glen Alderbrook is a beautifully presented four bedroom semi-detached home. This property commands an enviable location along The Glen in the sought after development of Alderbrook. Alderbrook is situated on the Dublin side of the Ashbourne town and is a settled family orientated development.

The property is c. 120 m² (1,295 ft²) and accommodation includes entrance hallway, kitchen / dining room, separate formal dining room with large bright living room and downstairs W.C. First floor has 4 well-proportioned bedrooms and main family bathroom.

Externally the property has a very attractive low maintenance exterior finish and has ample space to the front and rear. The property also overlooks a well maintained green area to the front. To the rear is a pleasant west facing sunny garden and is an ideal family space to enjoy the sunny evenings.

This property will most certainly appeal to any viewer.

Don't delay book a viewing today with Lynn Lynagh REA Grimes 01 8350392.

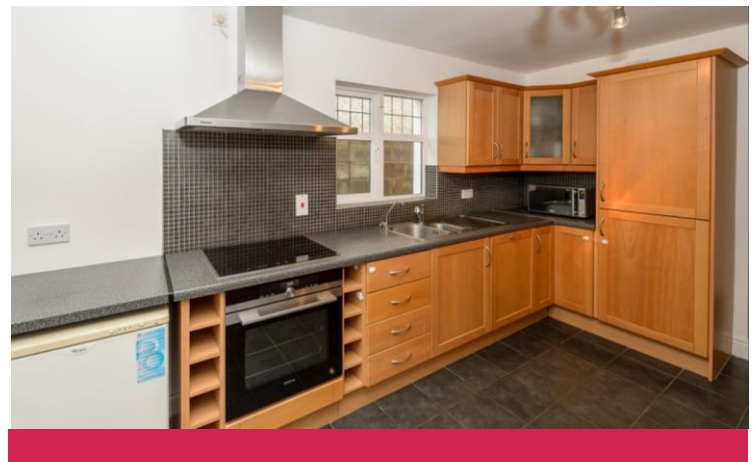
FEATURES

- Premier residential development
- Excellently presented throughout
- Natural Gas Heating
- Well-tended west facing sunny back garden
- Large garden shed included
- Large cobblelock driveway with space for 3 cars
- Overlooking green area to the front
- Located on a quiet cul de sac
- PVC double glazed windows
- PVC fascia and soffit
- Located within walking distance to Ashbourne Town Centre & schools
- Easy access to Dublin via M2, 10 mins drive to M50
- Fully Alarmed
- Stira to attic perfect space for home storage, partly floored
- Viewing highly recommended with REA GRIMES



LOCATION

This family home is very conveniently located being within minutes walk of schools to include: St. Declan's and Educate together National School, Gaelscoil na Cille and Secondary School. Within walking distance of Ashbourne with its wide variety of recreational facilities including restaurants, bars, Lidl, Aldi, Dunnes and Tesco. The M2 is only a couple of minutes drive away making this property very accessible to the city centre, Dublin Airport and surrounding areas.



ACCOMODATION

GROUND FLOOR:

Entrance Hallway:
4.563 m x 2.196 m
Includes W.C:

Enter through hard wood front door with partial glass. Bright and airy entrance hallway with decorative cornice, solid wood floor. Also located off hallway is a guest W.C – (1.029m x 2.060m) complete with W.C, W.h.b tiled floor, partial wall tiled. Window provides ventilation.

Kitchen/Dining:
6.998 m x 2.781 m
Includes Utility room:

Bright open plan family kitchen / dining area with many features including a host of built in units at floor & eye level, complete with built-in kitchen appliances: Siemens oven, De Dietrich hob, extractor fan, Bosch dishwasher. This area includes tiled floor, featured lighting and large window and sliding patio doors providing ample natural light and access to the rear garden.

Dining Room:
4.416 m x 3.094 m

Separate formal dining room located off the kitchen to the rear of the property with sliding patio doors providing natural light and access to the rear garden and double doors leading into the living room, solid timber floor, feature lighting & decorative coving.

Living Room:
6.030 m x 3.777 m

Living room to the front of the property with featured bay window which makes this living room very bright and spacious, with a featured open fireplace, solid timber flooring, decorative coving and center light feature, solid timber double doors entering into dining area.

FIRST FLOOR:

Master Bedroom:
5.212 m x 3.127 m

Generous master bedroom located to the front of the property with featured bay window, built in wardrobes, wood floor, TV & phone point.

Bedroom 2:
3.950 m x 3.093 m

Spacious double bedroom located to the rear of the property with built in wardrobes, laminate wood flooring, and large window.

Bedroom 3:
2.452 m x 2.281 m

Single bedroom / office located to the rear of the property with carpet flooring and built in wardrobe.

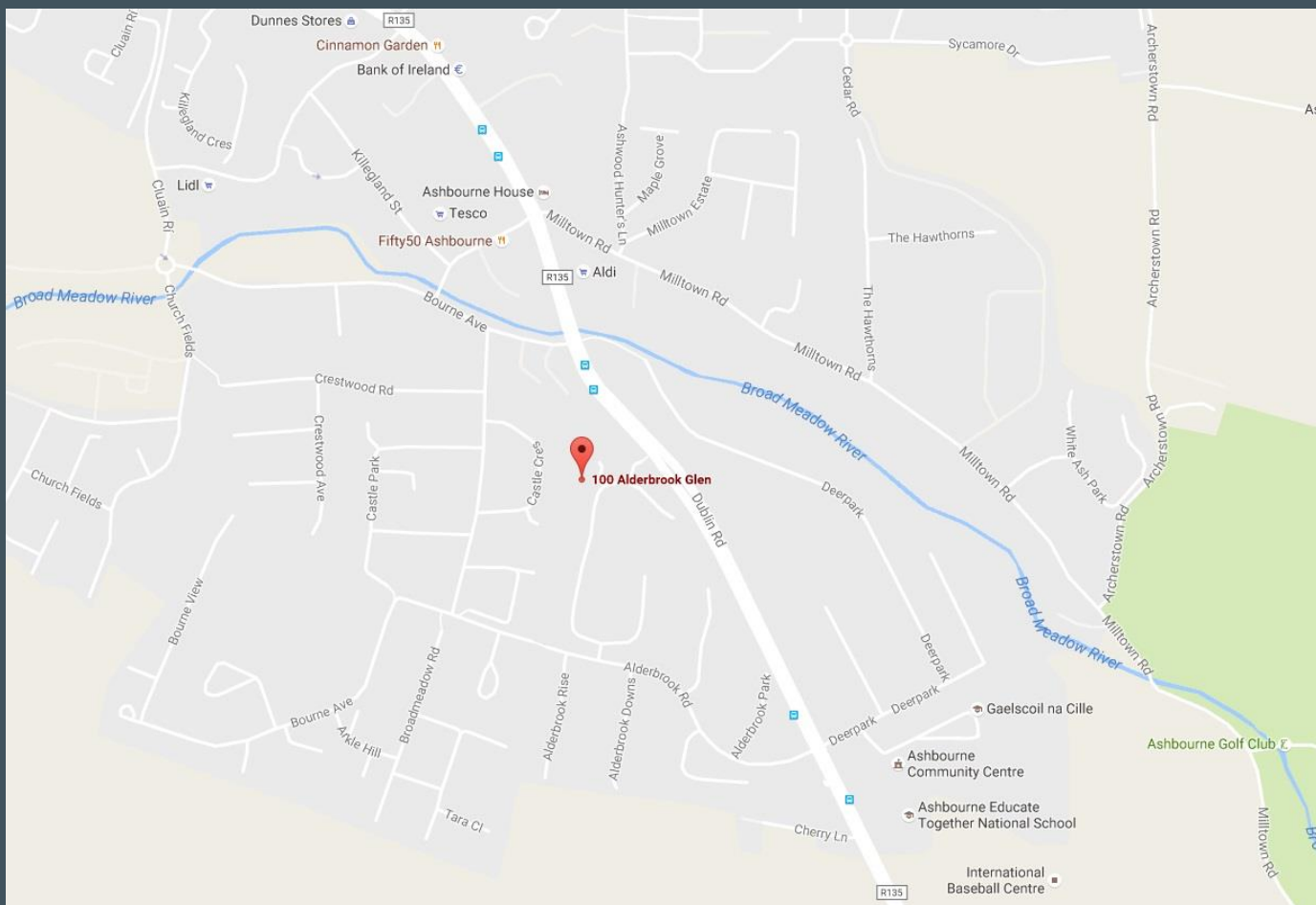
Bedroom 4:
2.461 m x 2.349 m

Single bedroom located to the front of the property with laminate wood flooring and built in wardrobe.

Main Bathroom:
3.930 m x 1.679 m

Extended main family bathroom, fully tiled, complete with W.C, W.h.b, bath with Grohe shower, Jacuzzi corner bath, large skylight providing natural light and electric underfloor heating with timer.





PRICE

Asking Price €365,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

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REA GRIMES Main Street, Ashbourne, Co. Meath

www.reagrimes.ie

DIRECTIONS

From Ninemilestone roundabout, continue into Ashbourne along the Dublin Road. At the first set of traffic lights turn left onto Alderbrook Road. Take the third right hand turn signposted The Glen Alderbrook. Take the immediate left hand turn and No. 100 is on the left hand side, towards the end of the cul de sac. See REA Grimes 'For Sale' sign.

Co-ordinates - 53.5071229 / -6.396072799999956

BER Information

BER: C2

BER No: 109043075

Energy Performance Indicator: 196.22 kWh/m²/yr

BER C2

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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