










6 Lackanash is an excellent 4 bedroom detached residence extending to c. 154sq.m. sitting proud on the front row of Lackanash, a popular and sought after development in Trim.

# 6 Lackanash Trim Co. Meath, C15 PK20

 1660.00 sq ft

 4 Bedrooms

 4 Bathrooms

## INTRODUCTION

This property is constructed to the highest standard of craftsmanship and it has been meticulously maintained and upgraded over the years by its current owners. The accommodation is well proportioned and is presented in excellent condition. This home has a very attractive red brick façade providing a maintenance free exterior and cobblelock driveway. The amazingly landscaped back gardens with southerly aspect are mature and benefit from a raised decking area, decorative paving and mature trees.

Everything in this home shows the owners have an amazing attention to detail. The extra features are not in short supply in No 6 with high quality flooring throughout, feature paneling, entire property painted, newly decorated lounge with modern storage incorporating space for wall mounted TV and upgraded reception / study with designer wall paper and built in low storage unit incorporating electric fire and a modern wall to ceiling hand painted open plan kitchen.

Accommodation includes Entrance Hall, Lounge, Reception / Study, Kitchen / Dining, Utility, Guest W.C., 4 Bedrooms (Two En-suites) and Family Bathroom.

## FEATURES

- Prime residential location
- Fully alarmed
- Immaculately presented throughout
- High quality flooring & painting throughout
- Stylish hand painted open plan kitchen
- Modern built in units in Lounge & Reception
- PVC double glazed windows
- PVC fascia and soffit
- Stira to attic. Attic ready for conversion

## OUTSIDE

- Very attractive brick façade
- Timber post & rail to the front with cobblelock driveway
- South facing mature rear garden
- Raised decked area and feature patio
- Garden shed. Outside tap
- Landscaped front garden

## FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, larder fridge, integrated microwave in Utility Room, fitted units in Lounge, fitted units and electric fire in Reception / Study and garden shed are included in the sale.







## ACCOMMODATION

### Entrance Hall

With hardwood front door with stained glass side panels, wooden flooring, feature paneling, recessed lights and telephone point.

### Lounge

With wooden flooring, feature built in cream high gloss low storage units with dark top and matching floating shelving surrounding space for wall mounted TV, coving, centrepiece, bay window, T.V. point, and double doors to the Kitchen / Dining.

### Kitchen / Dining

With wooden flooring, splashback tiling, modern shaker style hand painted built in wall and floor units, stainless steel sink unit, Rangemaster oven & hob, extractor fan, integrated fridge freezer and dishwasher. Sliding doors to the raised decked area.

### Utility

With wooden flooring, built in wall and floor units with space for washing machine and tumble dryer and door to the rear.

### Reception / Study

With carpet, built in hand painted storage unit with cream top surrounding an electric fire insert, coving and centrepiece.

### Guest w.c.

With wooden flooring, w.c., w.h.b with vanity unit and heated towel rail.

### Landing

With carpet, hotpress, storage cupboard and stairs to the attic. Attic ready for conversion.

### Bedroom 1

With carpet, bay window, built in wardrobes, telephone and T.V. points.



### En-Suite

With tiled flooring, tiled walls, w.c., w.h.b. and shower with Mira shower.

### Bedroom 2

With carpet and built in wardrobes.

### En-Suite

With tiled flooring, tiled walls, w.c., w.h.b. and shower with Mira shower.

### Bedroom 3

With carpet and built in wardrobes.

### Bedroom 4

With wooden flooring and built in wardrobes.

### Bathroom

With tiled flooring, tiled walls, w.c., w.h.b., corner bath and feature circular window.

## DIRECTIONS

From Dublin travel into Trim. At the roundabout go straight. At the next roundabout take the third exit. At the traffic light go right onto Navan Road. Take the first right into Lackanash. In the development take the first left and the property is located on the right hand side identified by our for sale sign.

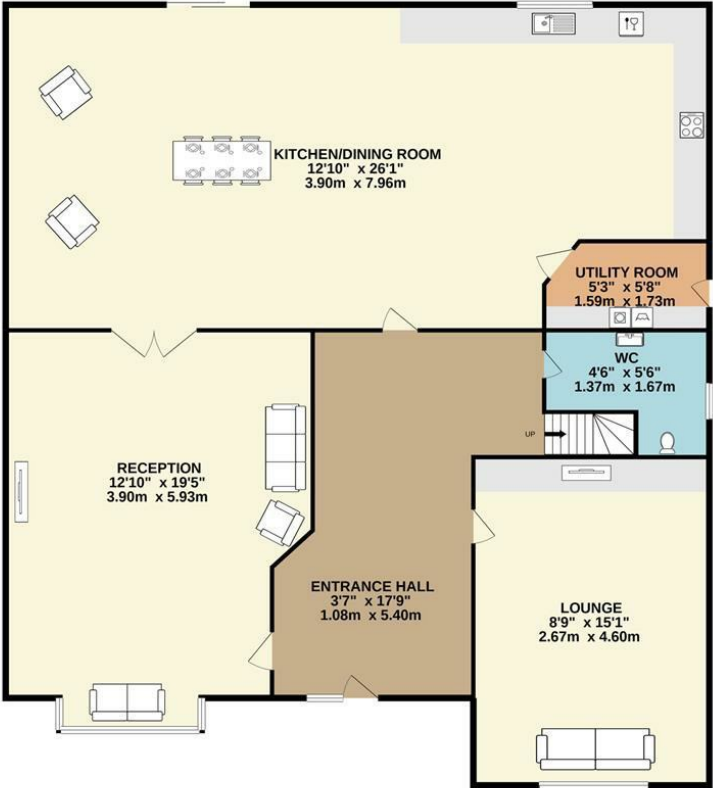




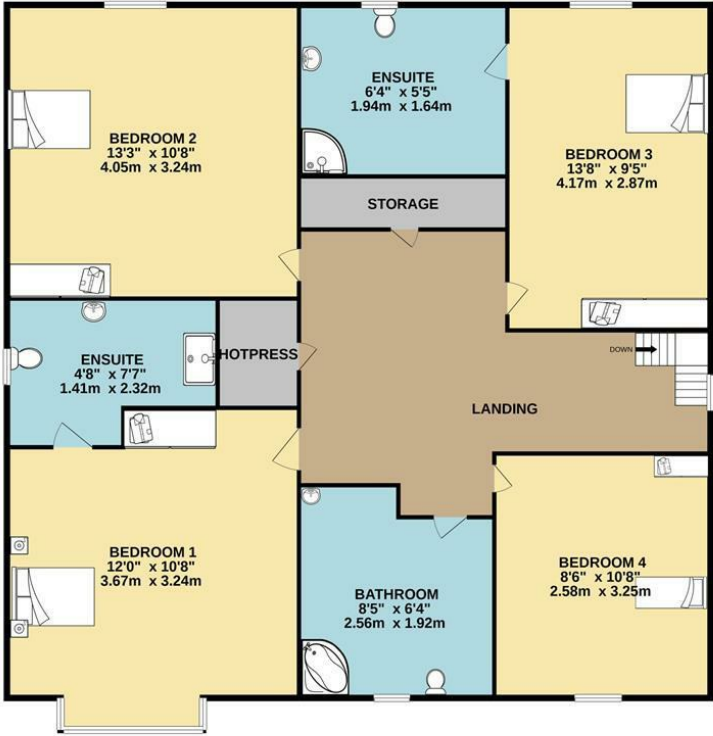


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1582sq.ft. (147.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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