

30 Friars Park is an excellent 5 bedroom detached dormer bungalow extending to c. 187 sq.m. sitting proud on a lovely large site with mature gardens front and back and detached garage with wide side access to the garage.







# 30 Friars Park, Trim, Co. Meath C15H281



2013.00 sq ft



5



3

## INTRODUCTION

This property was well constructed and has been meticulously maintained and upgraded over the year by its current owners. The accommodation is very spacious and is presented in excellent condition.

This home has a very attractive render finish and is well positioned on the site with gorgeous lawns to the front and a walled in rear garden. There is a cobblelock driveway to the front and the amazingly landscaped back gardens benefit from a raised patio area, feature pond and mature trees.

Everything in this home shows the owners have an amazing attention to detail. Internally this property has so much to offer with three reception room alongside a large open plan kitchen and plenty of bedroom accommodation.

Accommodation includes Entrance Hall, Lounge, Sitting, Sunroom, Kitchen / Dining, Utility, Guest W.C., Downstairs Bedroom, 4 Bedrooms (Main Ensuite), large walk in hotpress and Bathroom.

## FEATURES

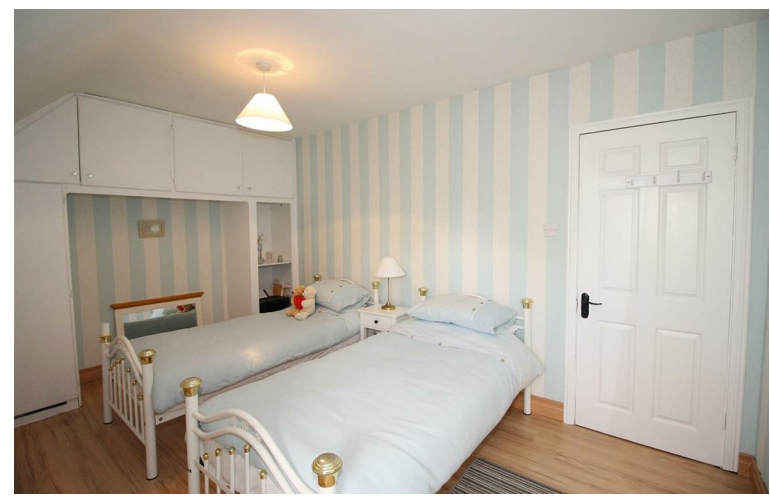
- Prime residential location on the Dublin Road in Trim
- Mature residential development
- Fully alarmed
- Immaculately presented throughout
- High quality flooring & painting throughout
- Large open plan kitchen
- PVC double glazed windows
- PVC fascia and soffit

## OUTSIDE

- Gated entrance with cobblelock driveway and mature lawns
- Mature landscaped rear garden
- Patio area and feature pond
- Garage
- Outside tap

## FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, fridge freezer and washing machine are included in the sale.











## ACCOMMODATION

### Entrance Hall

18'4" x 6'8"

With tiled flooring, PVC door and radiator cover.

### Lounge

14'6" x 11'5"

With wooden flooring, feature marble fireplace with gas insert.

### Sitting Room

27'8" x 16'8"

With tiled flooring, fireplace and open plan to

### Sunroom

Flooded with natural light and tiled flooring.

### Kitchen / Dining

24'8" x 13'0"

With tiled flooring, splash back tiling, built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, integrated fridge freezer and integrated dishwasher.

### Utility

9'8" x 5'7"

With tiled flooring, built in wall and floor units, plumbed for washing machine and tumble dryer and door to the rear.

### Bedroom 5

12'6" x 11'0"

With wooden flooring.

### Shower Room

11'4" x 5'0"

With tiled, w.c., w.h.b with vanity unit and bath.



### Landing

With carpet and walk in hotpress with hanging space.

### Bedroom 1

11'10" x 10'11"

With wooden flooring, built in wardrobes, telephone and T.V. points.

### Ensuite

11'8" x 6'9"

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

### Bedroom 2

14'11" x 11'9"

With wooden flooring and built in wardrobe.

### Ensuite

With w.c., w.h.b and shower, tiled floor, fully tiled shower and partially tiled walls.

### Bedroom 3

11'6" x 11'1"

With wooden flooring and built in storage space.

### Bedroom 4

11'3" x 10'11"

With wooden flooring and built in storage.

### Bathroom

7'4" x 5'7"

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

## DIRECTIONS

From Dublin travel into Trim. Turn left into Friars Park and the property is on the left hand side.

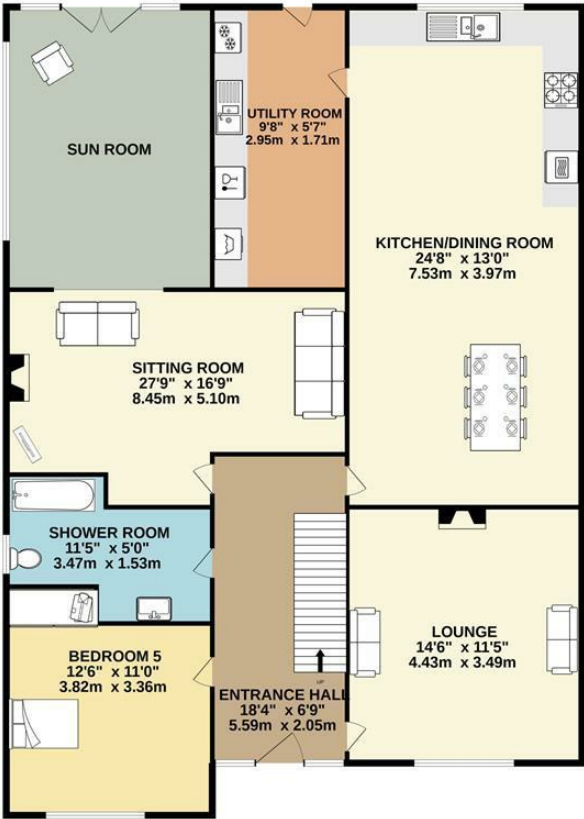




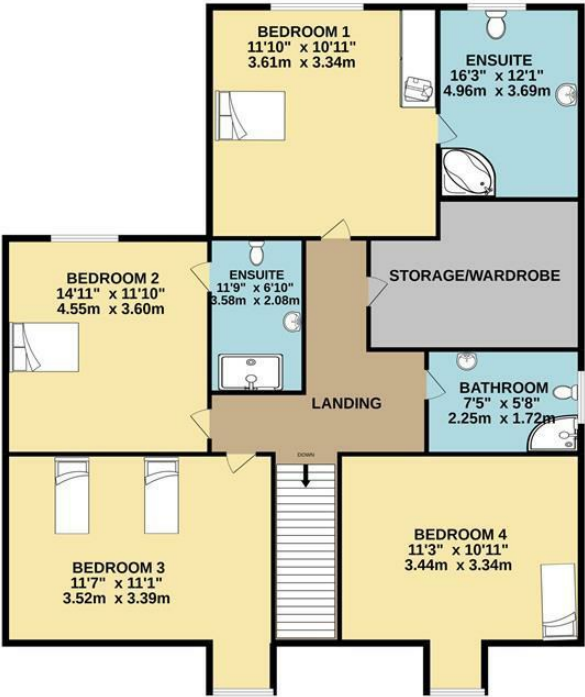


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2013sq.ft. (187.0 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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