





An outstanding 4 bedroom residence in an excellent location in the ever popular Butterstream Manor close to the heart of the beautiful heritage town of Trim.

46 Butterstream Manor Trim Co. Meath C15 Y3K6

 1400.00 sq ft

 4 Bedrooms

 4 Bathrooms

INTRODUCTION

This property is brought to the market in excellent condition and is extending to c. 1400 sq. ft.

This large family home also boasts an attractive façade with a beautiful garden to rear.

The location of the property is second to none and is within walking distance to schools, shops, restaurants, Trim's numerous famous heritage sites, river walks and a whole host of other local amenities.

The property features a large open plan kitchen / dining living area and boasts of bright and spacious living accommodation throughout over three floors, has been tastefully decorated over the years and is ready for new owners to be.

Trim is within easy reach of Dublin and is located ten minutes' drive to Navan.

Convenient location, coupled with superb accommodation combine to create this impressive family home.

Accommodation includes Entrance Hall, Lounge, Kitchen/ Dining/ Living Room, Guest W.C., 4 Bedrooms, Two Ensuites and Family Bathroom.

FEATURES

- Bright & spacious living accommodation
- Well insulated house
- Gas Central heating
- Excellent location
- Upgraded décor





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

Front door with glass inserts, tiled flooring and under stair storage.

Lounge

With wood flooring, feature electric fireplace with built in tv unit, panelling and storage seat boxes.

Kitchen / Dining Room

Fully fitted modern kitchen with Integrated dishwasher & fridge freezer, gas hob, extractor fan, stainless steel sink unit, tile flooring tiled splashback, a pair of French doors to the rear.

Guest w.c. / Utility

With w.c. and w.h.b. Plumbed for washing machine and dryer

Bedroom 1

With carpet and built in wardrobes.

Ensuite

Tiled floor, tiled shower area, w.c. w.h.b. and shower.

Bedroom 2

With carpet and built in wardrobes.

Bedroom 3

With carpet and built in wardrobe.

Bathroom

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

Master Bedroom

With carpet and built in wardrobes.

Ensuite

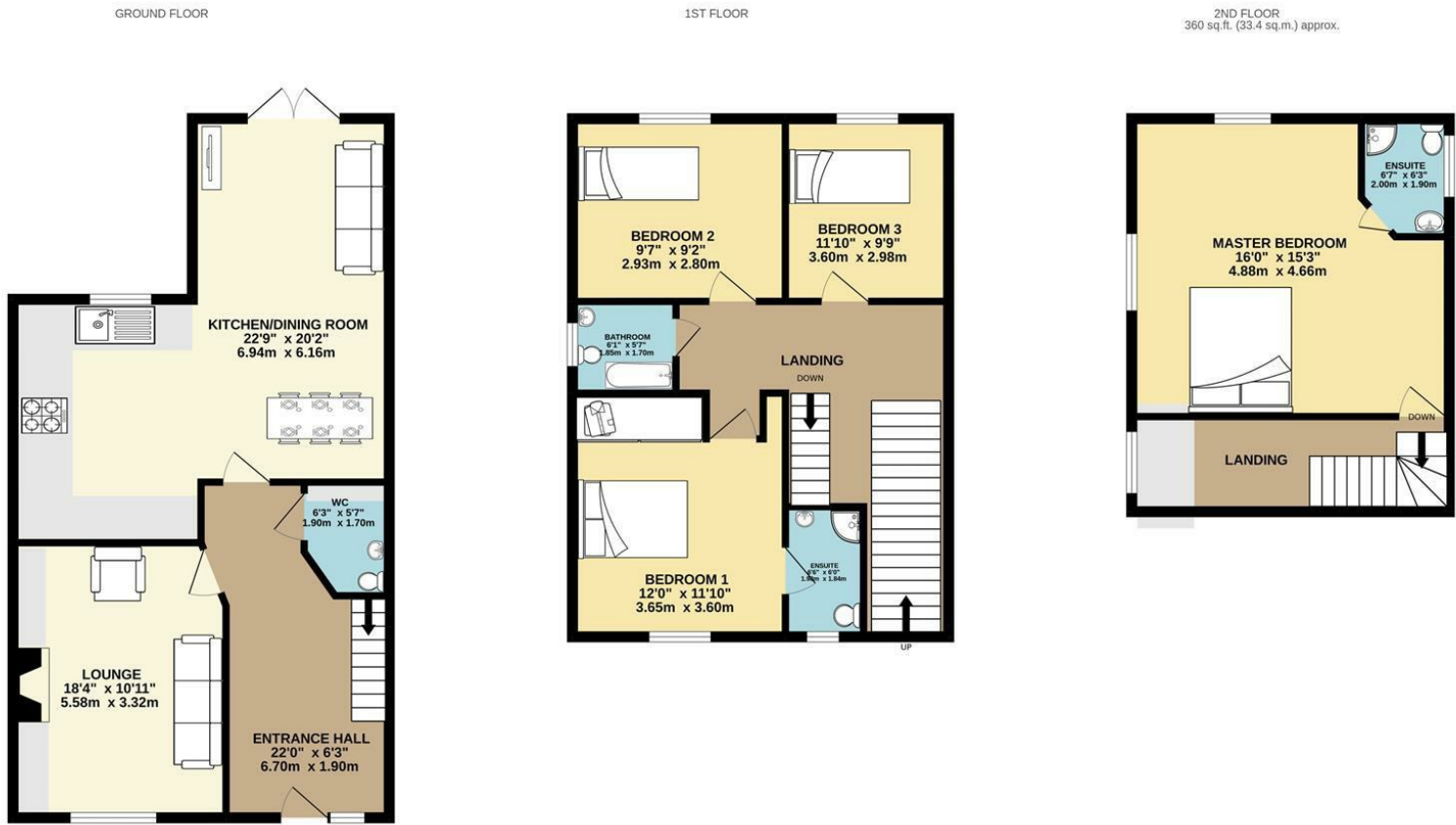
With tiled floor, tiled shower area, w.c., w.h.b. and shower.

DIRECTIONS

From Dublin road into Trim. Take the 3rd exit at the roundabout before Trim castle travel along that road for 1 km passing through the traffic lights and take the next left signposted Kildalkey. Take the left at the malt house pub for Kildalkey and Butterstream is the third development on the right Proceed into the estate and take the first left number 46 is located on the right hand side.



FLOOR PLAN



TOTAL FLOOR AREA : 1400sq.ft. (130.1 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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