



No 71 Hamilton Place is an excellent 4 bedroom detached residence with a converted garage.



# 71 Hamilton Place Trim Co. Meath C15ET61

 1496.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

Located in one of Trim's most popular residential areas. This property is constructed to the highest standard of craftsmanship and it has been very well maintained over the year by its current owners.

The accommodation is well proportioned and is presented in excellent condition.

This home has a most attractive red brick façade providing a maintenance free exterior, brick piers with spacious driveway and manicured front lawns and mature plantation.

The amazingly landscaped back gardens are very well presented with two patio areas for outdoor dining one of which is tucked away to the rear of the garden offering complete privacy. This garden is an extension to the house.

Internally the property has much to offer and is no doubt is an ideal family home.

Located in the beautiful Heritage Town of Trim which offers a host of recreational, leisure and sporting facilities.

There are excellent primary (St Patrick's, St Mary's and Gaelscoil na Boinne) and secondary schools (Scoil Mhuire & Boyne Community) in Trim all within walking distance. Trim is ideally located with excellent access to the City Centre with a regular bus service to the Capital daily.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Reception / Study, Utility, Guest W.C., 4 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, stove, oven, hob, extractor fan, fridge freezer, dishwasher, garden shed and kitchen table and chairs are included in the sale.







### **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 left into Hamilton Place. Take the second right and the property is located on the left hand side.



## ACCOMMODATION

### Entrance Hall

With wooden door with glass side panels, wooden flooring, understairs storage cupboard, coving, centrepiece and telephone point.

### Lounge

With wooden flooring, solid fuel stove with granite hearth, bay window, coving, centrepiece, T.V. point, and double doors to the dining room.

### Dining Room

With wooden flooring, sliding door to the rear garden and door to kitchen.

### Kitchen

With tiled flooring, vaulted ceiling with velux windows, built in cream wall floor units, stainless steel sink, oven, hob, extractor fan, dishwasher and fridge freezer.

### Utility

With tiled flooring, plumbed for washing machine and tumble dryer. PVC door to the rear.

### Guest w.c.

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

### Reception

With wooden flooring.

### Landing

With carpet, hotpress and dado rail.

### Bedroom 1

With tongue and groove flooring, bay window, built in wardrobes, telephone and T.V. points.

### Ensuite

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

### Bedroom 2

With tongue and groove flooring and built in wardrobes.

### Bedroom 3

With tongue and groove flooring and built in wardrobes.

### Bedroom 4

With tongue and groove flooring and built in wardrobes.

### Bathroom

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

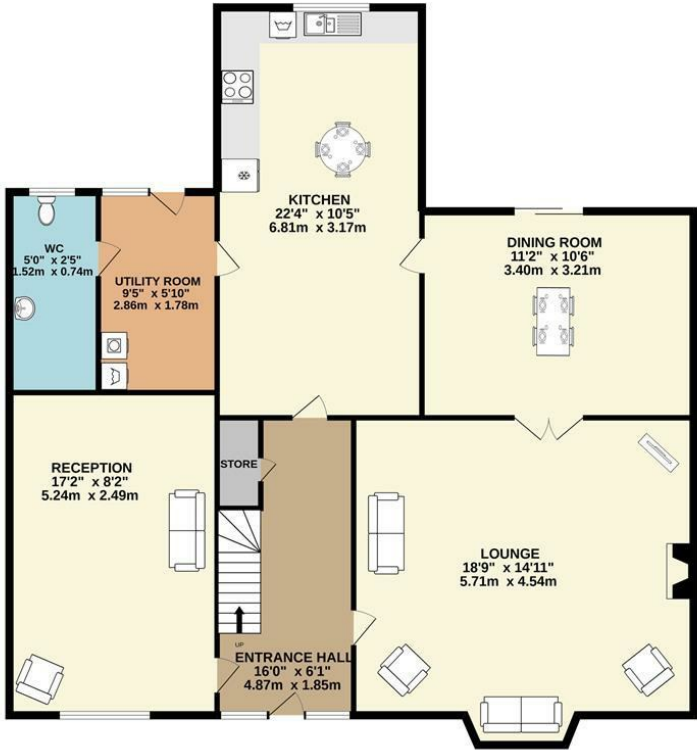
## FEATURES

- Beautiful landscaped rear garden not overlooked
- Quiet secluded patio area. Garden shed
- Outside tap
- Brick piers to the front with driveway
- Landscaped front garden
- Well presented internally
- Overlooking large green to the front
- PVC double glazed windows
- PVC fascia and soffit
- Walls & attic reinsulated
- Reception / Study walls drylined

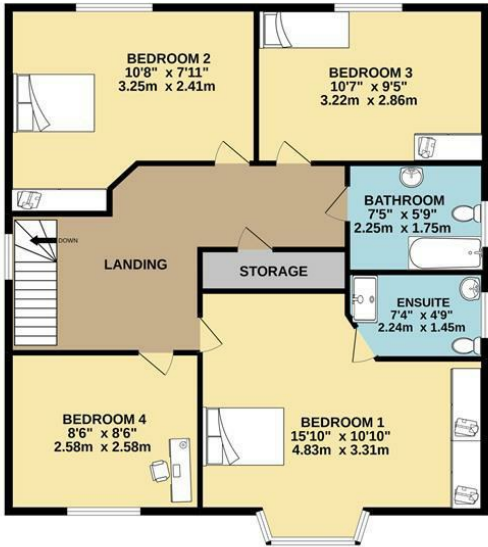


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1496sq.ft. (139.0 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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