



2B Ledwidge Hall, Slane, Co. Meath C15 DT91

€185,000








An excellent two bedroom apartment extending to c. 89 sq.m located in the Village of Slane.

This apartment is located on the second floor on a lovely elevated site and therefore the apartment has ground floor access from the car parking area to the rear of the apartment with an external door to an inner hallway and own door to the apartment.

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 958.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

The entire property is very well presented throughout. It has a very spacious living accommodation with a bright open plan Kitchen /Lounge/ Dining area. This space benefits from an open fire and large patio doors. It has two very spacious bedrooms one with an ensuite and built in storage in both.

This property is located in the nicely populated town of Slane and has easy access to all the local amenities such as Primary school, Church, and a host of shops. Proximity to N2 and M1 provide easy access to Dublin City / Airport. This property also enjoys excellent access to the M1, M3, N2 routes with its close proximity to Drogheda and Navan.

Accommodation: Entrance Hall, Kitchen, Lounge/Dining, Utility Press, 2 Bedrooms (Master ensuite) and Bathroom.

ACCOMMODATION

Entrance Hall

With hard wood flooring, hard wood front door and hotpress.

Dining / Lounge

20'0" x 10'0"

With hardwood flooring, fireplace with featured wooden surround with tiled inserts (open fire), TV point and patio doors to the balcony. Open plan to Kitchen.

Kitchen

9'7" x 6'5"

With vinyl flooring, built in wall and floor units, stainless steel sink unit, oven, hob, fridge and tiled backsplash.

Utility

7'3" x 3'6"

With washing machine.

Bedroom 1

13'3" x 11'4"

With hardwood flooring and built in wardrobes.

Ensuite

8'11" x 2'9"

Recently upgraded with fully tiled walls and floor, w.c., w.h.b. and shower.

Bedroom 2

11'8" x 8'11"

With hardwood flooring and built in wardrobes.

Bathroom

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

FEATURES

- Feature fireplace (open fire)
- Electric heating
- Turnkey condition
- Private off street parking
- Private balcony area
- Walking distance to all amenities in Slane Village
- Excellent location with easy access to Dublin

FIXTURES & FITTINGS

All flooring, oven, hob, extractor fan, fridge and washing machine are included in the sale. Some furniture open to an offer.

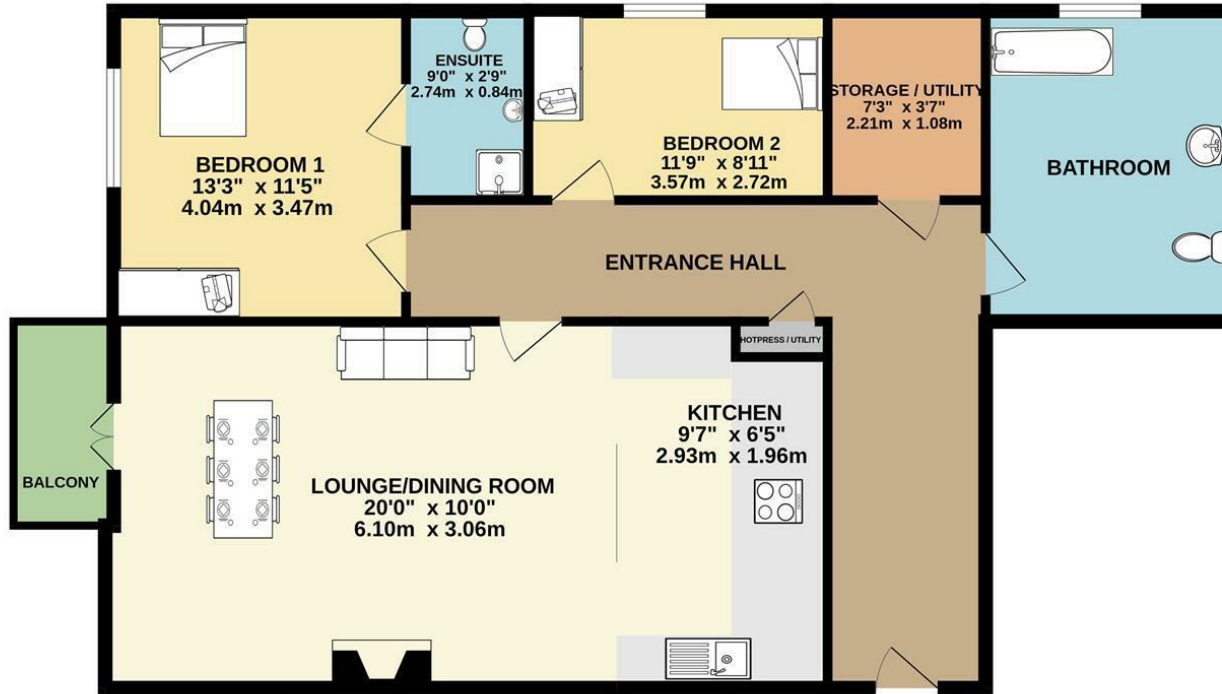
DIRECTIONS

From Dublin travel along M2 towards Derry. At the roundabout take the 1st exit onto N2 towards Derry. Continue straight into Slane Village. In the village turn right at the traffic lights. Continue up the hill and turn left at Slane Credit Union. Take the 1st right and the next right and the property is on the right hand side identified by our For Sale Sign.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 958sq.ft. (89.0 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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