










An outstanding 'A' Rated detached residence set in an excellent location on the outskirts of Trim just off the Dublin Road.

The ever-popular development of Effernock boasts of peaceful living & mature surroundings yet set in a very convenient location close to all amenities the beautiful town of Trim has to offer.

# 10 Effernock Crescent, Trim Co. Meath C15 W0CP

 1615.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This stunning home is brought to the market in show house condition throughout and no stone has been left unturned in the décor of the property. This large family home also boasts an attractive façade with a cobble brick driveway and beautiful extra large fully landscaped garden to rear.

The property benefits from and boasts bright and spacious living accommodation throughout the entire property. The house comes ready for attic conversion and it would be suitable for a number of rooms if converted.

The location of the property is second to none and is within walking distance to schools, shops, restaurants, golf courses, heritage sites, river walks and a whole host of other local amenities. Convenient location close to Dublin with excellent road and bus links to the city centre.

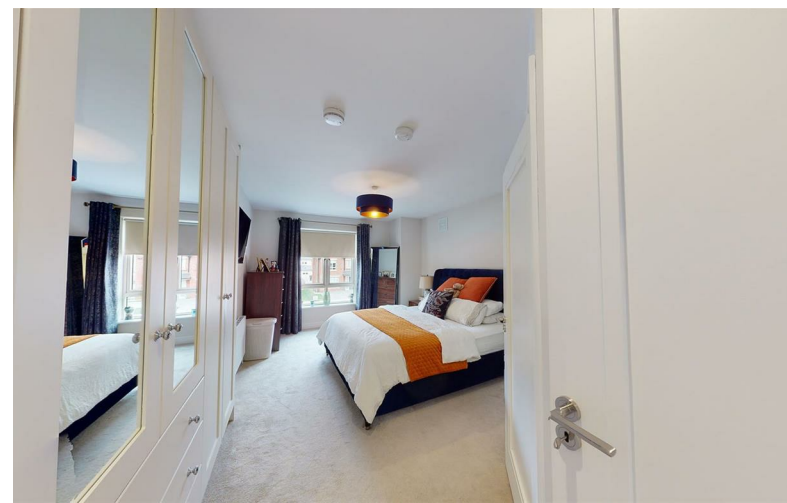
This property coupled with superb living accommodation combine to create this impressive family home. This excellent home is sure to attract a lot of early interest and viewing is highly recommended to appreciate the sheer quality behind the door of number 10.

Accommodation includes Entrance Hall, Lounge, Kitchen/Dining/Living Room, Utility room, Guest w.c., 4 Bedrooms (Master Ensuite), Study and Family Bathroom.

Properties of this calibre don't come to the market in this location to often and is sure to appeal to a wide audience so early viewing is advised

## FEATURES

- 3 years old
- Attic ready for conversion
- Bright & spacious living accommodation
- Decorated to an exceptional standard throughout
- Turnkey condition
- A Rated
- Pressure pumped shower systems
- PV panels
- Gas Central heating
- Landscaped front and rear garden
- Cobblelock driveway
- Peaceful location
- Close to Trim town centre
- Within easy reach of Dublin







### **FIXTURES & FITTINGS**

All flooring, blinds, selected curtains, hob, extractor fan and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

4.54 x 1.99

Feature front door with glass side panel, wood flooring, under stairs storage area.

### Lounge

5.25 x 3.78

Wood flooring, tv point.

### Kitchen / Dining Room

7.5 x 3.8

Wood flooring, fully fitted kitchen with matching island and gas hob.

### Utility Room

2.75 x 2.14

Built in wall and floor units, sink, door to rear and tile flooring.

### Guest w.c.

2.14 x 1.52

Tiled flooring, w.c. and w.h.b.

## FIRST FLOOR

### Landing

Carpet flooring, hotpress, Stira access to attic (partially floored).

### Master Bedroom

6.28 x 3.48

Carpet flooring, built in wardrobes and tv point.

### Ensuite

2.05 x 2.05

Tiled walls & flooring, heated towel rail, shower, w.c. and w.h.b.

### Bedroom 2

3.44 x 3.31

Carpet flooring and built in wardrobe.

### Bedroom 3

3.47 x 2.28

Carpet flooring and built in wardrobe.

### Bedroom 4

3.42 x 2.60

Carpet flooring and built in wardrobes.

### Study

2.56 x 2.86

Study/Multi use room with carpet flooring and storage.

### Bathroom

2.64 x 2.47

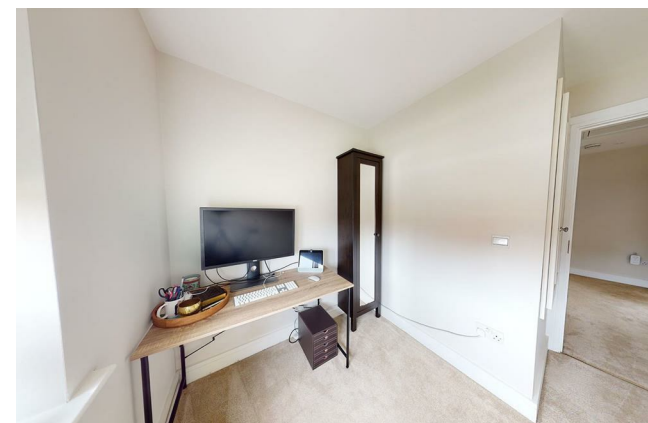
With tiled floor, partially tiled walls, w.c. with vanity unit, w.h.b., bath and separate shower.

### Attic

Ready for conversion, partially floored.

## DIRECTIONS

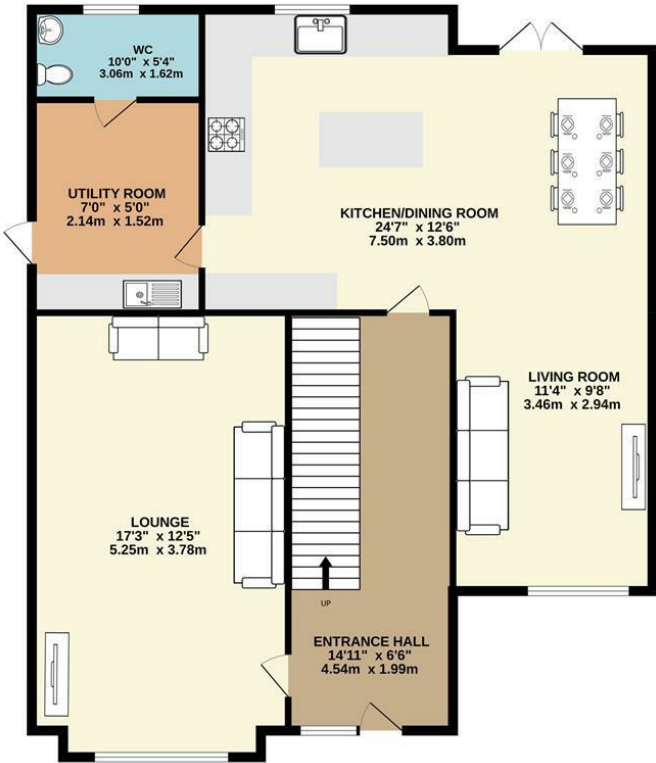
From Dublin take the M3 and at junction 5 take the turn for Trim. Continue through Batterstown, Drumree, Kiltale and continue to Trim. At the first roundabout continue straight through on the Dublin Road into Trim, Travel for c.1 km and Effernock Manor development is located on your left hand side. As you enter the development keep left and number 10 is located on your right hand side and is identified by Our For Sale Sign.



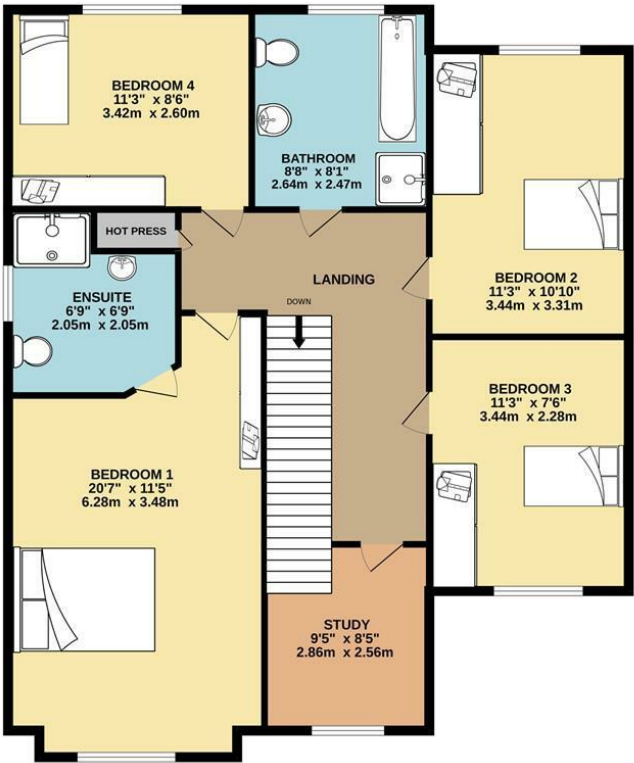


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1615sq.ft. (150.0 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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