










An outstanding 2 year old A Rated detached residence set in an sought after location on the outskirts of Trim just off the Dublin Road.

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

# 41 Effernock Crescent Trim Co. Meath C15 EW9T

 1615.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

The ever-popular development of Efferknock 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.

This stunning home is brought to the market in excellent 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 fully landscaped garden to rear with a number of raised flowerbeds.

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.

The property benefits from and boasts of 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.

Convenient location close to Dublin with excellent road and bus links to the city centre.

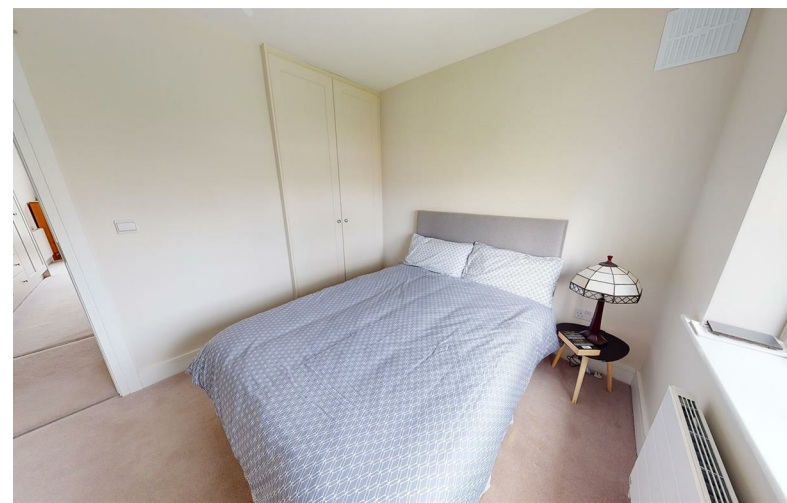
This property coupled with superb living accommodation combine to create this impressive family home.

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 41.

Accommodation includes Entrance Hall, Lounge, Kitchen/.Dining/ living room, Utility room, Guest Bathroom, 4 Bedrooms, Master Ensuite, Study, and Family Bathroom.

## FEATURES

- Water Softener System installed
- Shed 3.5m x 3m
- Wired for alarm
- Attic Ready for conversion with multiply velux windows in situ







### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, curtain poles, oven, hob, extractor fan, dishwasher, fridge freezer and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

7 x 2.47

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

### Lounge

5 x 3.8

With herringbone wooden flooring, tv point and stove.

### Kitchen / Dining Room

4.9 x 3.6

With herringbone wooden flooring, fully fitted kitchen with matching island, oven hob, dishwasher and fridge freezer.

### Utility Room

2.2 x 1.7

Tiled flooring, built in wall and floor units. Side door to rear garden.

### Guest w.c.

3 x 1.7

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

## FIRST FLOOR

### Landing

Carpet flooring, hotpress, Stira access to attic.

### Master Bedroom

3.9 x 2.9

Carpet flooring , built in wardrobes, tv point,

### Ensuite

2.1m x 1.6m

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

### Bedroom 2

4.9 x 2.9

Carpet flooring and built in wardrobe

### Bedroom 3

2.9 x 2.8

Carpet flooring, built in wardrobe.

### Bedroom 4

2.8 x 2.7

Carpet flooring and built in wardrobes.

### Study

5.4 x 3.04

Study/multi use room with carpet flooring and storage.

### Bathroom

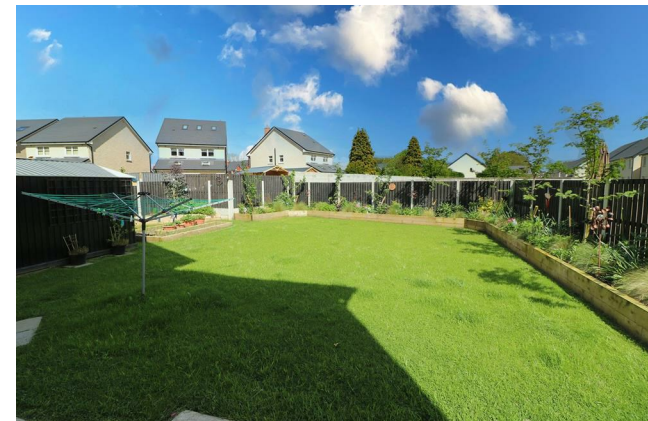
Tiled floor and partially tiled walls, w.c., w.h.b. with vanity unit and bath.

### Attic

The attic is ready for conversion.

## DIRECTIONS

EIRCODE C15 EW9T





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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