





*For Illustration Purposes only*



For Sale Off Plans

New 4 Bedroom Detached Home extending to 2,419sq.ft. with Detached Garage.



# 50 Effernock Avenue Trim Co. Meath

Conveniently located off the Dublin Road, this spacious family home provides both privacy and easy access to local amenities, making it an ideal choice for modern living while providing a tranquil living experience in one of Meath's most desirable locations.

The property will feature an expansive and thoughtfully designed layout, with bright and spacious living accommodation throughout.

The ground floor will consist a welcoming entrance hall that leads into a spacious living room with double doors opening into a open plan kitchen / dining room, ideal for hosting. The open-plan kitchen area provides a practical and modern space, while a comfortable lounge at the rear of the kitchen offers a relaxed setting.

At the front of the property, a versatile room serves as a study, playroom, or fifth bedroom.

The ground floor is completed by a useful utility room and a well-designed downstairs bathroom, combining functionality with everyday convenience. The first floor will comprise four generously sized double bedrooms, located at each corner of the home, offering both space and privacy. Two of the bedrooms will feature en-suite bathrooms. In addition, there will be a well-proportioned landing area and a family bathroom, ensuring convenience and comfort for family living.

The property is situated on a large site extending to some 1170 sqm with the benefit of a garage.

Trim town centre is just a short three-minute drive from Effernock, and the M3 motorway is also within easy reach, providing convenient access to Dublin. The town is well-served by a number of local and national bus routes, with regular services running every hour to Dublin city centre.

The vibrant, heritage-rich town of Trim boasts excellent schools, sports clubs, and community facilities. Its lively town centre offers a range of local restaurants, shops, and boutiques. Trim is also renowned for its historical landmarks, including the iconic Trim Castle, a must-see for history enthusiasts.

## SPECIFICATIONS

- External Finishes
- Modern & fresh mix of brick and render exteriors
- Block Built Garage
- Contemporary PVC fascia, gutters and downpipes
- Composite doors with secure locking system

Internal finishes may be adjusted to meet the purchaser's specifications, subject to discussion and agreement before construction is completed

## GARDENS

- Driveways cobble-locked in Kilsaran paving or Stone
- All gardens levelled and seeded with boundary to be confirmed
- Seeded Lawns

## INTERNAL FINISHES

- Walls are painted throughout in a neutral paint with ceilings painted in white
- Superb interior joinery to include contemporary skirting and architraves finished in an off-white satin paint
- Pull down attic ladder
- High Quality Wooden Stairs fitted together with Oak or painted White doors throughout the house.
- Windows and Doors
- Grey upvc future proof windows – Double Glazed
- French doors to Rear
- Composite front door

## WARDROBES

- Walk In dressing rooms in two bedrooms

## KITCHENS

- Contemporary Kitchen
- All Kitchens are integrated with elegant stainless steel extractor fan
- Flooring provided in the Hall, Kitchen, Utility & Downstairs Toilet

## ELECTRICAL / HEATING

- Generous lighting and power points provided throughout the house
- Smoke detectors, carbon monoxide detectors and heat detectors fitted as standard
- 'A'-rated Heat pump system. Thermostatically controlled heating system to set the heat as required

## BATHROOM / ENSUITE / W.C.

- Beautiful stylish bathroom, ensuite and guest w.c. with elegant sanitary ware
- Bathroom/ Ensuites floor will be tiled together with wet areas
- Shower doors supplied & fitted

## ENERGY EFFICIENCY

- All homes are 'A'-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- Extremely high level of insulation incorporated in floors, walls and roofs



GROUND FLOOR



FIRST FLOOR

