

New 4 Bedroom Detached Home extending to 225sqm (2,419 sq.ft.) with Detached Garage.

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



50 Effernock Avenue, Trim, Co. Meath



2419.00 sq ft



4



4

INTRODUCTION

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

The ground floor consists of a welcoming entrance hall that leads into a spacious living room with double doors opening into an 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 comprises four generously sized double bedrooms, located at each corner of the home, offering both space and privacy.

Two of the bedrooms include en-suite bathrooms. A well-proportioned landing area and a family bathroom add further comfort for family living.

The property sits on a large site extending to approximately 1,170 sq.m., with the benefit of a detached garage.

Trim town centre is 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 heritage town of Trim includes 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.



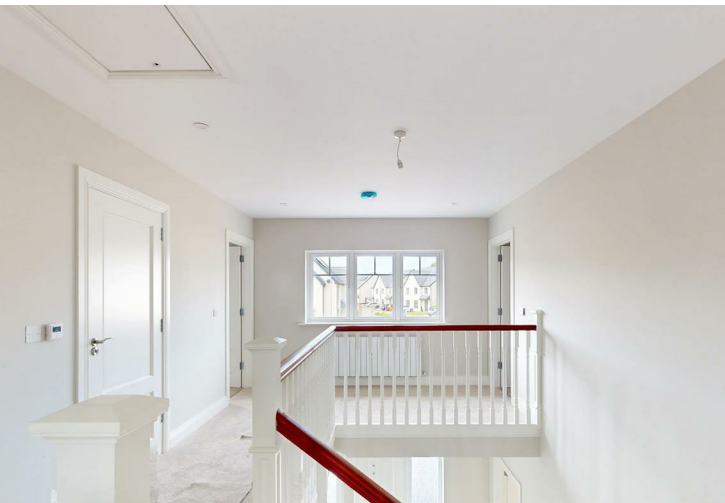


EXTERNAL FINISHES

- Modern mix of brick and render exteriors
- Feature granite surrounds
- Block-built garage
- Composite doors with secure locking system
- Contemporary PVC fascia, gutters and downpipes

GARDENS

- All gardens levelled and seeded
- Seeded lawns
- Spanish Laurel hedgerow
- Colour stone driveway to garage
- Driveways cobble-locked in Kilsaran paving with granite kerbing



INTERNAL FINISHES

- Pull-down attic ladder
- High-quality wooden stairs
- Contemporary internal doors
- Walls painted throughout in a neutral colour; ceilings painted white
- Contemporary skirting and architraves in off-white satin paint

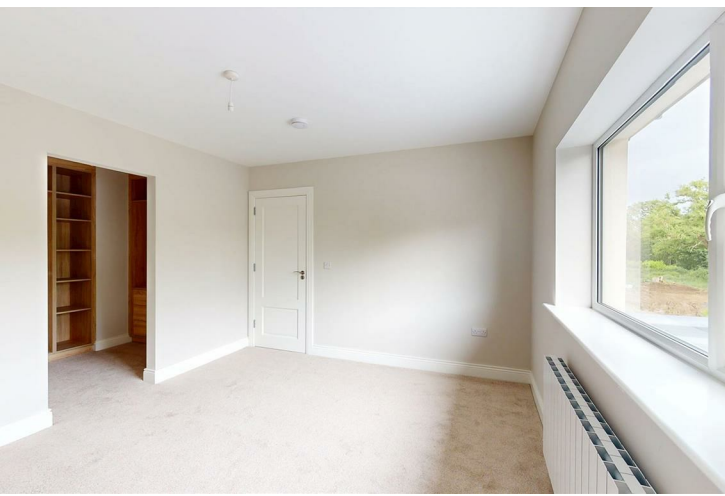


WINDOWS & DOORS

- PVC triple-glazed windows
- French doors to rear
- Composite front door

WARDROBES

- Walk-in dressing rooms in two bedrooms





KITCHENS

- Fully fitted Kitchen by Curtis Kitchens
- Integrated stainless steel extractor fan
- Quality Flooring throughout
- Generous lighting and power points throughout
- Smoke, carbon monoxide, and heat detectors fitted as standard
- A-rated heat pump system with thermostatically controlled heating



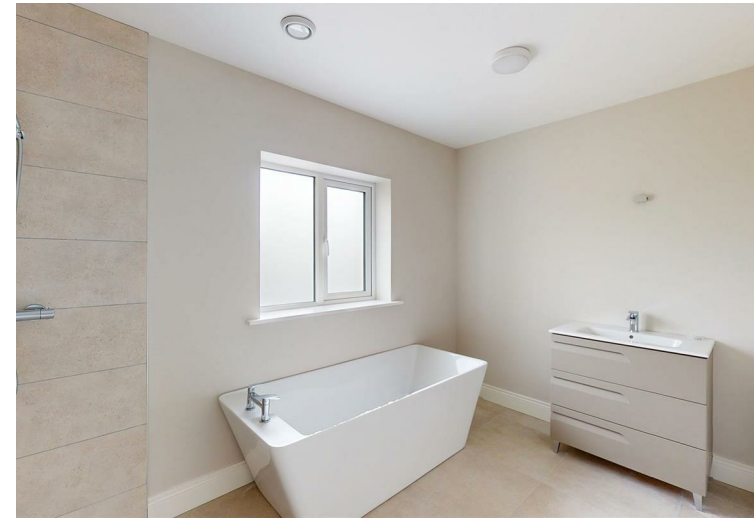
BATHROOM / ENSUITES/ W.C.

- Stylish bathroom, ensuite and guest W.C. with elegant sanitary ware
- Tiled floors and wet areas
- Supplied and fitted shower doors



ENERGY EFFICIENCY

- A-rated home with sustainable and renewable technology
- High level of insulation in floors, walls and roofs



LOCATION

Located on the main Dublin road and just a short drive from Dublin, Kildare, Offaly and Monaghan with the M3 motorway just minutes away.





FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

