










This outstanding 4 bedroom residence, extending to 128 sq.m is located in the much sought-after development of Effernock, just off the Dublin Road on the outskirts of Trim. The area is renowned for its tranquil setting with mature surroundings, while still offering superb convenience to all the amenities that Trim has to offer.



# 138 Effernock Avenue, Trim, Co. Meath, C15 V09C

 1377.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

Presented in showhouse condition, this modern family home has been meticulously finished both inside and out, with every detail carefully considered. The property features an attractive red brick facade with a cobblelock driveway to the front and a spacious, fully landscaped rear garden, perfect for family living and outdoor entertaining.

Inside, the house offers bright and generously proportioned accommodation throughout. The layout has been cleverly designed to suit modern family life, and the property is equipped with top-quality fixtures and fittings throughout, ensuring both style and comfort in every room.

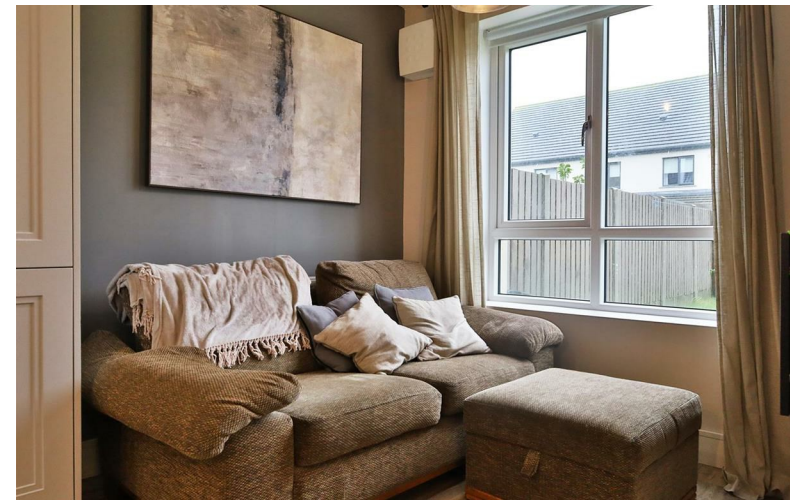
The location is truly second to none. The property is within walking distance of schools, shops, restaurants, golf courses, scenic river walks, heritage attractions, and all the charm Trim Town has to offer. For those commuting, excellent road and bus connections provide easy access to Dublin City Centre.

This home perfectly combines a convenient location with spacious, turnkey living accommodation, creating a residence of exceptional quality. Properties of this calibre in such a prime setting rarely come to the market, making early viewing highly advisable.

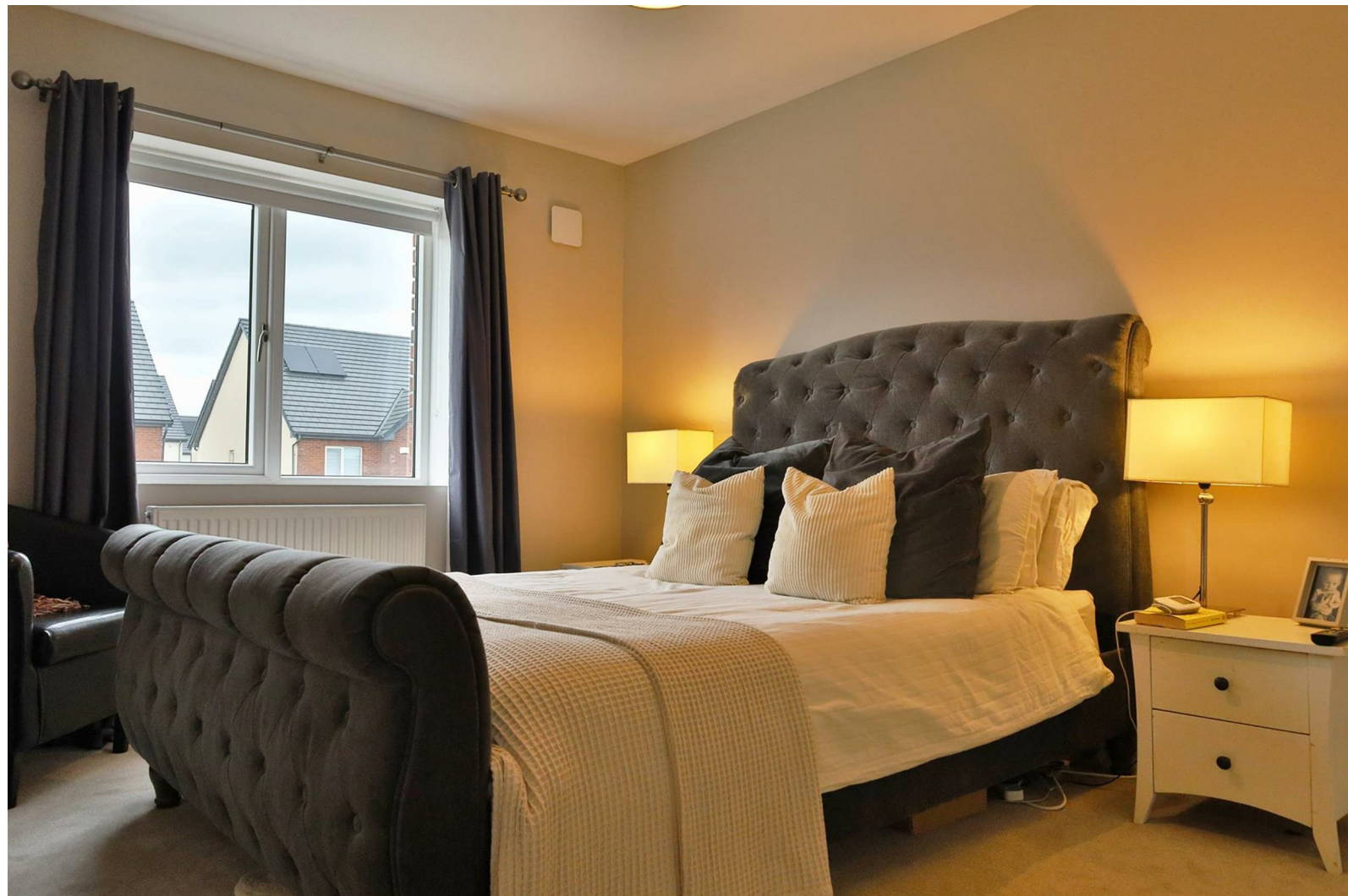
Accommodation Includes: Entrance Hall, Lounge, Open-Plan Kitchen/Dining Room, Utility Room, Guest W.C., 4 Bedrooms (Master Ensuite) and Family Bathroom.

## FEATURES

- Only 3 years old
- Spacious, light-filled interiors
- Top quality fixtures & fittings throughout
- Water filtration system
- 'A1' Energy Rating
- Pressure-pumped shower systems
- PV solar panels
- Air to water heating system
- Cobblelock driveway
- Peaceful, established residential setting
- Walking distance to Trim town centre
- Excellent transport links to Dublin







## FIXTURES & FITTINGS

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

## ACCOMMODATION

### Entrance Hall

19'7" x 6'3"

With wooden flooring and composite front door with glass panel insert.

### Lounge

14'5" x 12'0"

With wooden flooring and TV point.

### Kitchen/Dining Room

18'10" x 14'5"

With wooden flooring, built in wooden wall to floor units with quartz worktop and tiled splashback, built in island unit with quartz worktop, oven, hob, extractor fan, integrated fridge/freezer, integrated washing machine and TV point.

### Utiltiy Room

6'9" x 5'2"

With wooden flooring and built in wall to floor units with laminate worktop.

### W.C.

5'2" x 4'5"

With tiled flooring, w.h.b and w.c.

### Landing

With carpet.

### Bedroom 1

13'10" x 9'5"

With carpet, built in wardrobes and TV point.

### Ensuite

7'1" x 3'6"

With tiled flooring, shower, w.h.b and w.c.

### Bedroom 2

13'4" x 9'8"

With carpet.

### Bedroom 3

10'5" x 8'10"

With carpet.

### Bedroom 4

9'6" x 8'8"

With carpet.

### Bathroom

7'8" x 5'5"

With tiled flooring, bath, shower, w.h.b and w.c.

## DIRECTIONS

EIRCODE: C15 V09C





FLOOR PLAN



TOTAL FLOOR AREA: 1378sq.ft. (128.0 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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