








An excellent opportunity to purchase an almost new 4 bed semi detached house extending to c. 128sq.m. located in the popular development Effernock Trim located on the Dublin side of Trim Town.

26 Effernock Lane, Trim, Co. Meath, C15 VXY8

 1378.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is modern with a cream plastered finish with grey double glazed windows and feature buff brick surrounds.

It is located in a lovely quiet cul de sac in Effernock and enjoys the benefit of a large green space with many mature trees to the front.

Internally this 'A' rated home benefits from a high quality kitchen, wooden flooring, tiling and top quality bathroom and ensuite finishes.

Excellent location walking distance to Trim Town Centre with all local amenities such as schools, shops and leisure facilities close by.

Trim is within an hours commute of Dublin City & Airport and it also benefits from an excellent bus service to Dublin City.

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

FEATURES

- Top quality features throughout
- A rated home
- Air to water heat pump
- PV panels
- Cobblelock driveway
- Landscaped back garden





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

6.42 x 2.05

With wood effect tiled flooring, composite door and understairs storage.

Lounge

4.52 x 3.07

With wood effect tiled flooring

Guest w.c.

1.63 x 1.45

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

Utility Room

2.2 x 1.71

With wood effect tiled flooring, built in floor unit with countertop and plumbed for washing machine and dryer.

Kitchen / Dining Room

5.87 x 4.21

With wood effect tiled flooring, built in modern grey wall and floor units with centre island with quartz worktop, oven, hob, integrated dishwasher, integrated fridge/freezer and microwave.

Open plan to snug (2.47 x 1.74) with wood effect tiled flooring.

Landing

With carpet, hotpress and stairs to the attic.

Bedroom 1

4.56 x 3.01

With wooden flooring and built in wardrobes.

Ensuite

2.3 x 1.22

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

Bedroom 2

4.4 x 3.07

With wooden flooring.

Bedroom 3

2.98 x 2.75

With wooden flooring.

Bedroom 4

3.33 x 2.81

With wooden flooring.

Bathroom

2.43 x 1.79

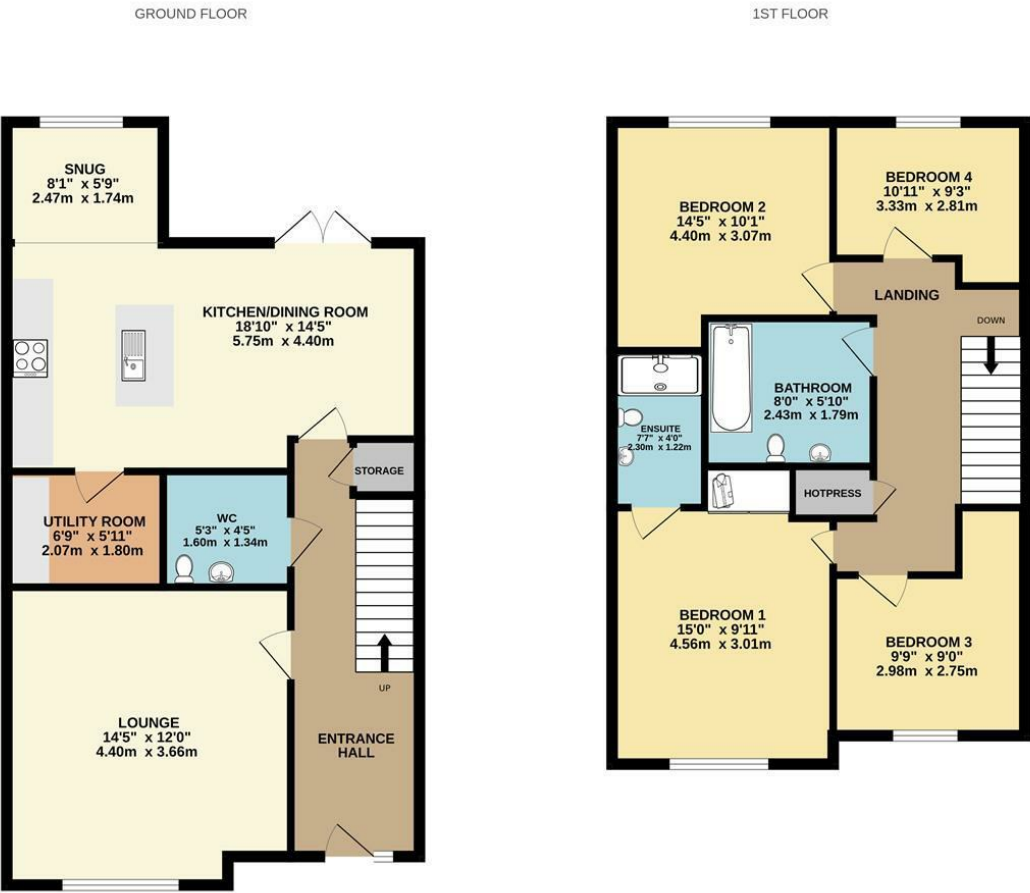
With tiled flooring, partially tiled walls, w.h.b., w.c., bath and heated towel rail.

DIRECTIONS

EIRCODE: C15 VXY8



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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