




**Raymond
Potterton**

51 Newman's Mill, Athboy, Co Meath, C15 EY00

€190,000

BER C2



51 Newman's Mill is a spacious 2-bedroom first floor apartment extending to c. 67 sq.m, located in a mature and well-established development only minutes' walk from Athboy town centre.



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 721.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

The apartment features a spacious open-plan kitchen and dining area, filled with natural light and offering access to a private balcony. There are two well-proportioned bedrooms, both with built-in wardrobes, including a main bedroom with ensuite, along with a separate family bathroom. The property also benefits from allocated parking to the front.

Ideally located within walking distance of Athboy Town. Athboy Town is well suited for all families with a host of amenities and facilities in the Town including Primary, Secondary Schools, Hotel, Pubs, Restaurants and array of sporting activities.

The property has easy access to the M3 motorway leaving Dublin Airport & City Centre within an hour's commute. There is also regular buses to City Centre daily.

Accommodation includes Entrance Hall, Kitchen/Dining Room, 2 Bedrooms, Main Ensuite and Bathroom.

FIXTURES & FITTINGS

The Property will be sold as seen.

FEATURES

- Walk in ready
- Freshly painted
- Electric storage heating
- Allocated parking space
- Management fees €1262 per annum
- Management Company A2Z Properties
- Mature residential development
- Walking distance to all local amenities

ACCOMMODATION

Entrance Hall
25'7" x 3'6"
With tiled flooring, cupboard storage and hotpress.

Kitchen/Dining Room
18'5" x 15'8"
With tiled flooring, wooden built-in wall to floor units, laminate worktop, stainless steel sink and door to balcony.

Bedroom 1
11'8" x 10'4"
With carpet, built in wardrobe and door to balcony.

Ensuite
8'1" x 2'7"
With tiled flooring, partially tiled walls, shower, w.h.b and w.c.

Bedroom 2
15'9" x 9'9"
With carpet and built in wardrobe.

Bathroom
8'1" x 5'8"
With tiled flooring, partially tiled walls, bath, w.h.b and w.c.

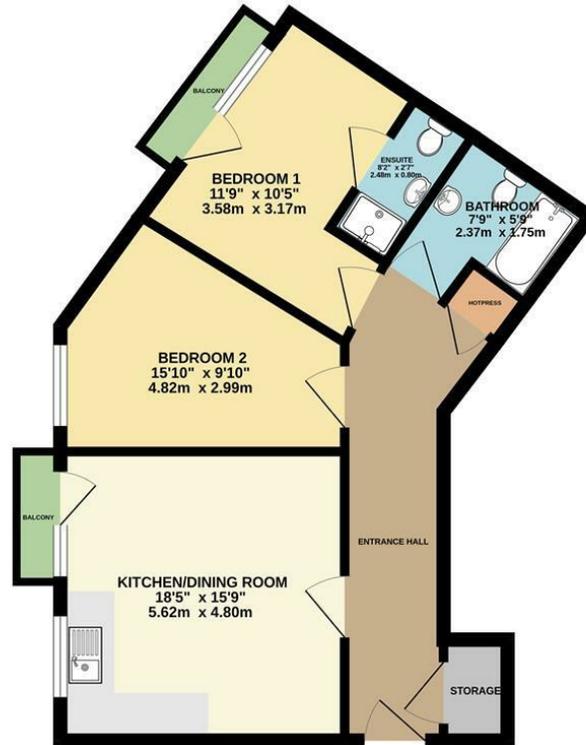
DIRECTIONS

EIRCODE: C15 EY00



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 721sq. ft. (67.0 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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