








No. 91 The Belfry is a well-presented three-bedroom mid-terrace residence extending to approximately c. 92 sq.m, offering an attractive façade with brick finish and a private front driveway providing off-street parking.

91 The Belfry, Trim, Co. Meath C15 C3W8

 990.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Internally, the property is bright, spacious and well laid out, representing the ever-popular house type within this established residential development.

The entrance hall leads to a comfortable sitting room to the front, while to the rear lies a generous open-plan kitchen/dining room with utility and patio doors allowing for excellent natural light. A guest WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with ensuite shower room, along with a family bathroom.

The Belfry enjoys a convenient setting just a short walk from Trim town centre, where a wide range of shops, schools, cafés and services are readily available.

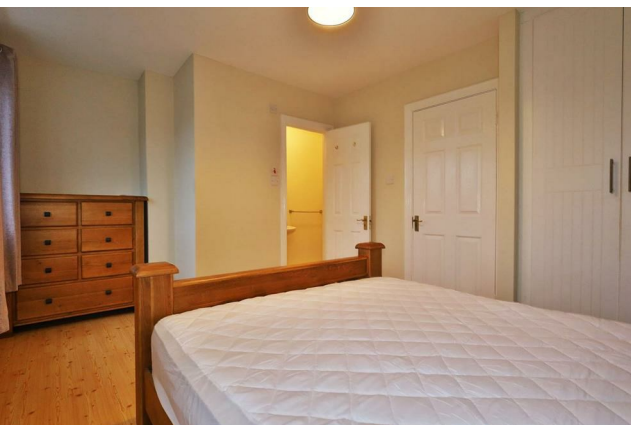
The area is well served by public transport, making it ideal for commuters and students alike, while pedestrian links and nearby walkways provide easy access to town and scenic routes for walking, running and cycling.

Accommodation includes Entrance Hall, Lounge, Kitchen / Room, Utility, Guest WC, 3 Bedrooms (Master Ensuite) and Family Bathroom.

FEATURES

- Popular residential area
- Within walking distance of Trim Town
- Very well presented throughout
- Private front driveway
- Landscaped rear garden
- PVC double glazed windows
- PVC fascia and soffit
- Gas central heating (New boiler)





FIXTURES & FITTINGS

All flooring, curtains blinds, light fittings, appliances and furniture are included in the sale

ACCOMMODATION

Entrance Hall

4.20 x 1.90

With wooden flooring, ceiling coving and solid wood front door with glass panel inserts.

Lounge

4.02 x 3.36

With wooden flooring, ceiling coving, stone fireplace with insert electric fire and tiled hearth and TV point.

Kitchen / Dining Room

4.65 x 3.50

With tiled flooring, built in wooden wall to floor units, laminate worktop, tiled splashback, oven, hob, extractor fan, stainless steel sink, dishwasher, fridge freezer and sliding doors to rear garden.

Utility Room

1.99 x 0.80

With tiled flooring, built in shelving and washing machine.

Guest w.c.

1.74 x 1.35

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

Landing

With carpet and hotpress.

Bedroom 1

4.65 x 3.15

With wooden flooring and built in wardrobe.

Ensuite

2.47 x 0.98

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

Bedroom 2

3.89 x 2.25

With wooden flooring and built in wardrobe.

Bedrom 3

3.63 x 2.30

With wooden flooring and built in wardrobe.

Bathroom

1.95 x 1.51

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

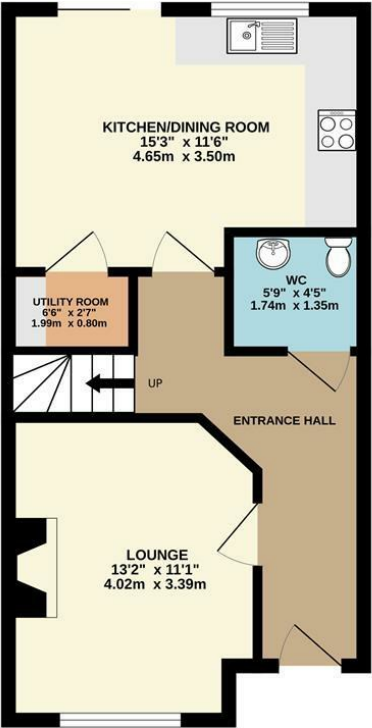
DIRECTIONS

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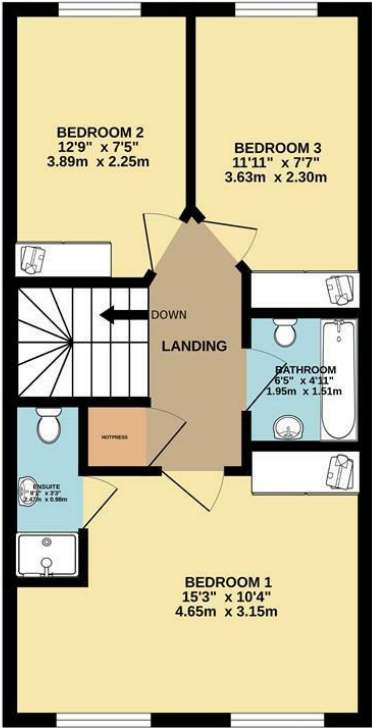


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 990sq.ft. (92.0 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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