



Hardacre, Phillinstown, Trim, Co. Meath C15 XA07

Asking Price €599,000





A 4 bedroom detached residence extending to c.207 sq.m. along with a 3 bedroom attached bungalow extending to c. 83 sq.m.



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2228.00 sq ft



4



2

INTRODUCITON

The main residence has been recently upgraded and modernised. This property offers spacious living accommodation with four large reception rooms.

The kitchen has been fully upgraded with modern built in units and granite worktop.

The bedroom accommodation offers four large double rooms.

Windows and doors have all been upgraded and concrete floors were placed in the Kitchen and Living areas in the house. This property is presented in turn key condition.

Attached bungalow offers an ideal opportunity for those who require additional living space.

It has independent access from the front driveway and rear access to the back garden. Layout is practical leaving all rooms well proportioned.

The site extends to c. 1 acre with the property nicely positioned on the site with manicured lawns to the front and extensive gardens to the rear and to the side.

There is a large side to this property offering potential for extension or for a garage subject to the necessary planning permission.

Amazingly located on the Athboy Road less than 6 km from Trim and Athboy.

This fine residence clearly enjoys the resources of Trim Town and the close proximity to Dublin City and Airport yet also benefits from the peaceful tranquil setting of country living.

Main Residence Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Living / Sitting Room, Utility, Guest W.C., Sunroom, 4 Bedrooms (Main ensuite) and Bathroom.

MAIN RESIDENCE

Entrance Hall

14'11" x 6'5"

With hardwood front door with glass side panels, tiled flooring and coving.

Lounge

18'4" x 11'4"

With tiled flooring and recessed light. Open plan to Kitchen / Dining.





Kitchen / Dining

25'3" x 10'2"

With tiled flooring, tiled skirting, modern grey built in wall and floor units with granite worktop, American Fridge freezer with built in unit providing overhead storage, coving and recessed lights. Open plan to Sunroom.

Sunroom

20'5" x 11'3"

With wooden flooring, velux window and doors to the front garden.

Utility

15'9" x 6'8"

With tiled flooring, built in wall and floor units, stainless steel sink unit, washing machine and integrated dishwasher.

Back Hall

5'2" x 4'2"

With tiled flooring and door to the rear garden.

Guest w.c.

4'8" x 3'11"

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

Inner Hall

18'6" x 3'7"

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

Sitting Room

14'5" x 11'8"

With carpet marble fireplace with cast iron insert and solid fuel stove and open plan to Living.

Living Room

16'9" x 10'5"

With carpet.

Landing

With carpet.

Bedroom 1

15'4" x 11'10"

With carpet.





Walk in Wardrobe

7'11" x 7'11"

With wooden flooring, window and built in hanging and shelf storage.

Bedroom 2

10'10" x 9'11"

With carpet and built in wardrobes.

Bedroom 3

10'7" x 10'5"

With carpet and built in wardrobes.

Bedroom 4

10'9" x 9'11"

With carpet and built in wardrobes.



Bathroom

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

ATTACHED BUNGALOW

Bungalow accommodation includes Entrance Hall, Lounge, Kitchen, 3 Bedrooms and Bathroom.

Entrance Hall

11'0" x 6'6"

With wooden flooring and hardwood door.

Lounge

14'5" x 10'7"

With wooden flooring, hardwood fireplace with electric fire insert.



Kitchen

17'10" x 12'9"

With tiled flooring, built in wall and floor units, oven, hob, extractor fan and door to the rear gardens.

Inner Hall

16'7" x 5'4"

With wooden flooring and hotpress.

Bedroom 1

11'9" x 10'11"

With wooden flooring.





Bedroom 2
10'11" x 10'10"
With wooden flooring.

Bedroom 3
10'0" x 7'7"
With wooden flooring.

Bathroom
10'7" x 6'10"
With tiled flooring, tiled walls, w.c., w.h.b. and shower.



FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven, hob, extractor fan, American fridge freezer, integrated dishwasher and washing machine are included in the sale.



FEATURES

- Large Detached 4 bedroom House & 3 Bedroom Attached Bungalow
- Main Residence BER D2 before upgrade works
- Bungalow BER D1
- Main residence extensively upgraded
- Exceptionally presented throughout
- Beautifully landscaped gardens extending to c. 1 acre
- Amazing countryside location on the outskirts of Trim
- Oil Fired Central Heating, solid fuel stove – Main Residence
- Oil Fired Central Heating – Attached Bungalow
- Septic Tank
- Mains Water
- Separate electric supply to bungalow



DIRECTIONS

EIRCODE: C15 XA07









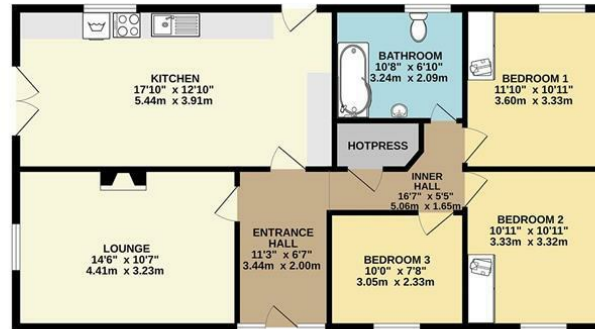


House



TOTAL FLOOR AREA: 2185sq.ft. (203.0 sq.m.) approx.
 While 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 for 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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Bungalow



TOTAL FLOOR AREA: 893sq.ft. (83.0 sq.m.) approx.
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