




Raymond
Potterton

33 Effernock Avenue Trim Co. Meath C15 V4FX

€475,000


BER A1





Modern A-rated four-bedroom family home located in the highly sought-after area of Effernock, Trim. Built only a few years ago, this spacious and well-proportioned home is finished to a high standard throughout.



33 Effernock Avenue Trim Co. Meath C15 V4FX

 1378.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

To the front, the property features a stylish stone grey monocouche render finish, cobblelock driveway with parking for two cars, wired for electric car charger, double glazed PVC windows, and PVC fascia and soffit.

Inside, the accommodation includes a large sitting room and a bright open-plan kitchen/dining area with patio doors leading to the rear garden.

There is also a utility room and guest WC on the ground floor. Upstairs, there are four bedrooms, including a main bedroom with ensuite, along with a modern family bathroom.

To the rear, the property benefits from a large private garden with patio area, lawn, and wide side access.

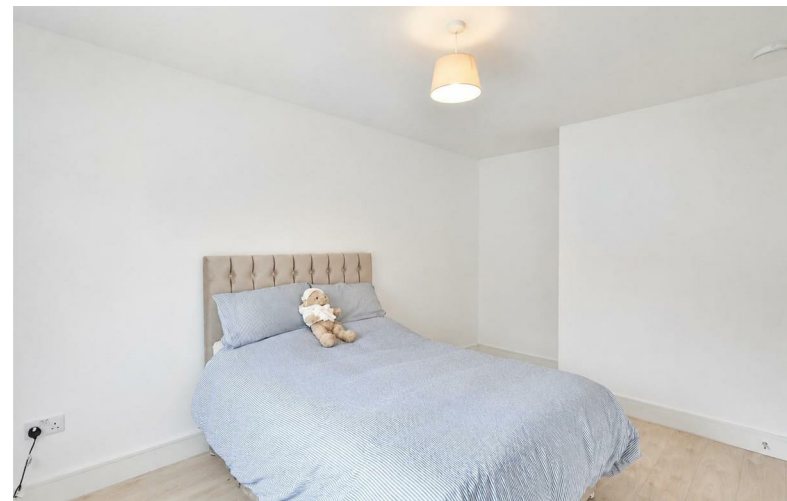
Excellent located walking distance to Trim Town Centre with all local amenities such as schools, shops and leisure facilities close by.

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

Accommodation includes an Entrance Hall, Lounge, Kitchen/Dining Room, Utility, Guest W.C, 4 Bedrooms(Main Ensuite) and Bathroom.

FEATURES

- Excellent condition throughout
- Air to water heat pump
- Large back garden with patio area
- Large side access
- Cobblelock front drive with 2 parking spaces
- PV panels
- PVC double glazed windows
- PVC fascia & soffit
- Wired for electric car charger
- Alarmed
- Water filtration system





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

6.1 x 2.1
With wooden flooring.

Lounge

4.4 x 3.96
With wooden flooring.

Kitchen / Dining Room

5.8 x 5.8
With wooden flooring, built-in wall and floor units, oven/hob, extractor fan, integrated dishwasher, integrated fridge/freezer and patio doors.

Utility Room

2.2 x 2.1
With wooden flooring and built in storage.

Guest w.c.

1.7 x 1.6
With tiled flooring, w.c and w.h.b.

Landing

3.9 x 2.7
With carpet.

Bedroom 1

4.3 x 3.1
With wooden flooring and built-in wardrobes.

Ensuite

2.3 x 1.2
With tiled flooring, partially tiled walls, w.h.b, w.c, shower and heated towel rack.

Bedroom 2

4.6 x 3.1
With wooden flooring.

Bedroom 3

2.7 x 2.8
With wooden flooring and built-in wardrobes.

Bedroom 4

2.8 x 2.6
With wooden flooring.

Bathroom

2.6 x 1.7
With tiled flooring, w.h.b, w.c and bath.

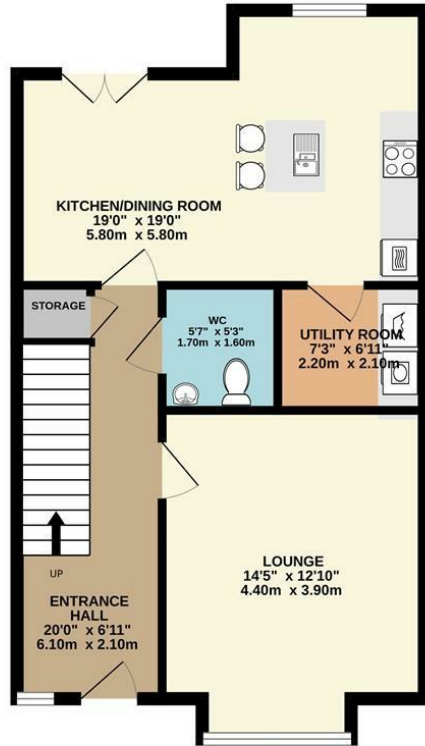
DIRECTIONS

EIRCODE C15 V4FX

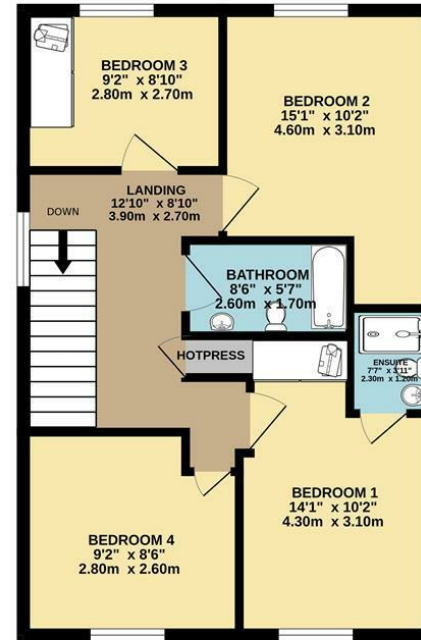


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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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