




**Raymond
Potterton**

38 Effernock Green, Trim, Co. Meath C15 DX2H
Asking Price €650,000

BER A1



An exceptional opportunity to acquire a stunning A-rated detached family residence in the ever-popular Effernock development on the outskirts of the historic town of Trim.





38 Effernock Green, Trim, Co. Meath C15 DX2H



2347.00 sq ft



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INTRODUCTION

Constructed just 3 years ago, this impressive three-storey home combines modern architectural design with energy-efficient living, all set within a peaceful and mature residential setting just off the Dublin Road.

Presented in true turnkey showhouse condition, no expense has been spared in the finish and décor throughout this superb home.

Extending to generous proportions, the property offers beautifully appointed and light-filled accommodation designed with modern family living in mind.

From the moment you step inside, the attention to detail and quality craftsmanship is immediately evident.

The ground floor boasts a welcoming entrance hall leading to a spacious lounge together with a magnificent open-plan kitchen/dining/living area which forms the heart of the home - perfect for both everyday family life and entertaining guests.

A utility room, guest WC and separate study/home office further enhance the practicality of the layout.

The upper floors provide superb bedroom accommodation with 5 generous bedrooms, including 2 luxurious master suites complete with stylish ensuite bathrooms and multi-use room/study. A large family bathroom completes the accommodation.

The property further benefits from an excellent A energy rating with modern energy-saving features including a heat pump system and PV solar panels, ensuring maximum comfort and efficiency all year round.

Externally, the attractive façade is complemented by a cobble lock driveway providing ample parking to the front, while the rear garden has been beautifully landscaped creating a private and tranquil outdoor space ideal for relaxing or entertaining.

Efferknock is widely regarded as one of Trim's most desirable residential developments due to its mature surroundings, family-friendly atmosphere and unrivalled convenience.

The property is within walking distance of an excellent selection of schools, shops, cafés, restaurants, sporting facilities, golf courses, heritage attractions and scenic river walks along the River Boyne.

Trim itself is a thriving heritage town offering an abundance of amenities while remaining highly accessible to Dublin via excellent road networks and regular bus services to the city centre.

This outstanding property offers the perfect blend of luxury, comfort and convenience and is sure to generate significant interest.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

ACCOMMODATION

Entrance Hall

19'0" x 6'4"

With wooden flooring and composite front door with glass side panel.





Lounge

14'11" x 11'11"

With wooden flooring, built in media unit with electric fire, TV point and bay window.

Kitchen

20'0" x 10'0"

With wooden flooring, built in wall to floor units, quartz worktop, oven, hob, extractor fan, built in microwave and integrated dishwasher. Open plan to Dining/Living Room.

Dining / Living Room

18'10" x 11'11"

With wooden flooring, acoustic wall panelling, TV point and French doors to rear garden.

Utility Room

8'3" x 5'2"

With wooden flooring, built in wall to floor units, quartz countertop, washing machine, dryer and door to side access.

Guest w.c.

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

Landing

With carpet

Bedroom 1

12'6" x 12'4"

With wooden flooring, feature panelled wall and TV point

Wardrobe

5'11" x 4'9"

With wooden flooring and built in wardrobe units.

Ensuite

6'5" x 6'2"

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

Bedroom 2

10'8" x 10'0"

With wooden flooring.

Bedroom 3

11'4" x 10'10"

With wooden flooring.

Bedroom 4

11'4" x 6'11"

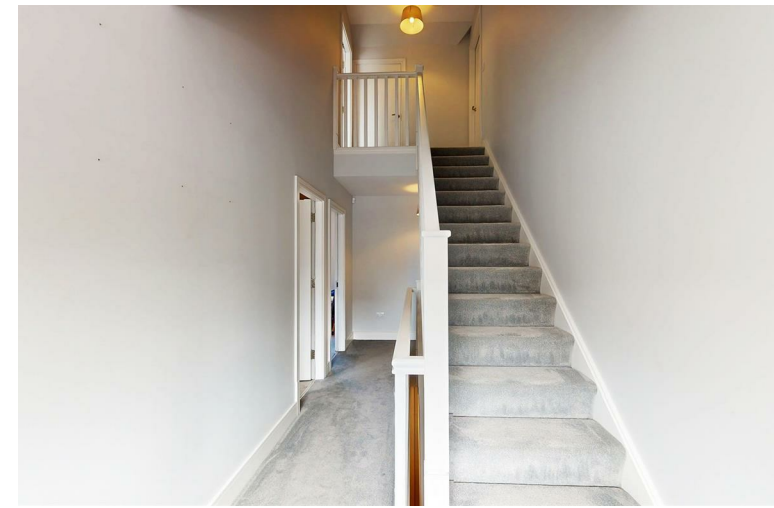
With wooden flooring.

Bathroom

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

Landing

With carpet.





Bedroom 5

14'4" x 14'4"

With wooden flooring.

Ensuite

9'5" x 7'11"

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

Wardrobe

10'11" x 5'6"

With wooden flooring.

Multi-Use Room/Study

17'3" x 11'3"

With wooden flooring.

FIXTURES & FITTINGS

All curtains, blinds, flooring, light fittings, all appliances and the garden shed are included in the sale.

FEATURES

- Exceptional A-Rated detached family home
- 3 years old
- Homebond warranty
- Superb turnkey/showhouse condition throughout
- 2 luxurious master bedrooms with ensuites
- Bright and spacious modern interior
- Heat pump heating system
- PV solar panels
- Energy-efficient modern construction
- Cobble lock driveway with ample parking
- Highly sought-after residential development
- Walking distance to schools, shops & restaurants
- Close to golf courses, river walks & heritage sites
- Excellent road and bus links to Dublin City Centre

DIRECTIONS

EIRCODE: C15 DX2H



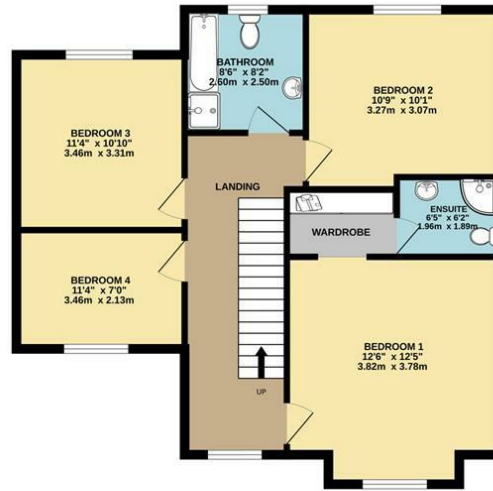


FLOOR PLAN

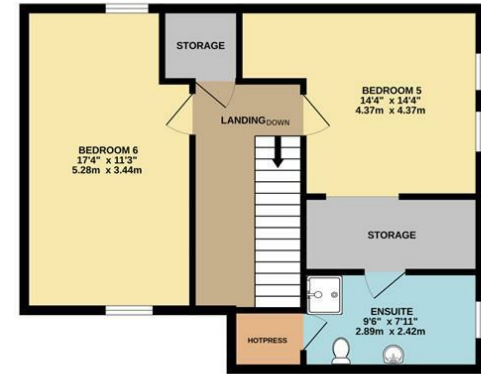
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 2347sq.ft. (218.0 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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