



3 Effernock Crescent, Trim, Co. Meath C15 NF2W
Asking Price €650,000





An Exceptional Residence in One of Trim's Most Sought After Addresses.

Welcome to 3 Effernock Crescent, a superb five-bedroom detached residence extending to c. 154 sq.m. (1,657 sq.ft.) offering generous accommodation, elegant interiors and an enviable location within the historic town of Trim, County Meath.



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1657.00 sq ft



5



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INTRODUCTION

Designed for modern family living, this impressive home combines spacious reception rooms, open plan Kitchen / Dining area, well-proportioned bedrooms and beautifully maintained outdoor spaces to create a property of outstanding comfort and style. Finished to a high standard throughout, the residence provides the perfect balance of contemporary convenience and timeless appeal.

Internally this 'A' rated home benefits from a high-quality kitchen, wooden flooring, tiling and top-quality bathroom and ensuite finishes. Externally finished to an impressive standard with an attractive red brick façade, cream double-glazed windows with paved driveway providing ample parking space and neat front lawn with low landscaping.

Situated in a mature and highly desirable residential setting, 3 Effernock Crescent enjoys easy access to excellent schools, local amenities, sporting facilities and the vibrant town centre. Residents can enjoy the charm of Trim's rich heritage, riverside walks and thriving community while benefiting from excellent transport links to Dublin and the wider commuter belt.

Whether you are seeking additional space for a growing family or a distinguished home in a prime location, 3 Effernock Crescent presents a rare opportunity to acquire a truly exceptional property in the heart of Trim.

FEATURES

- Large 5 Bedroom Detached Home
- Excellent front row location
- Overlooking a lovely green open space
- Top quality features throughout
- A rated home
- Gas heating
- PV panels
- Cobblelock driveway
- Landscaped back garden

FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge, integrated freezer are included in the sale.

ACCOMMODATION

Entrance Hall

15'5" x 6'9"

With wooden flooring and composite door.

Lounge

17'2" x 12'6"

With wooden flooring, fire opening (suitable for stove installation) and feature storage units with fitted mirrors.

Kitchen

14'0" x 12'11"

With wooden flooring, modern wall and floor units with centre island, Quartz worktop, oven, hob, extractor fan, integrated dishwasher, integrated tall fridge and integrated freezer.





Dining / Living Room

18'6" x 11'5"

With wooden flooring and patio doors to the rear garden.

Utility Room

8'10" x 7'0"

With tiled flooring, built in wall and floor units, plumbed for washing machine and tumble dryer. Door with glass panel to the rear.

W.C.

7'0" x 4'9"

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

Landing

With carpet and hotpress.

Bedroom 1

18'11" x 11'2"

With carpet and built in wardrobes.

Ensuite

6'9" x 6'7"

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

Bedroom 2

11'6" x 10'9"

With carpet and built in wardrobes.

Bedroom 3

11'4" x 8'7"

With carpet and built in wardrobes.

Bedroom 4

11'5" x 7'5"

With carpet and built in wardrobes.

Bedroom 5

9'3" x 8'2"

With carpet and built in wardrobes.

Bathroom

7'11" x 5'10"

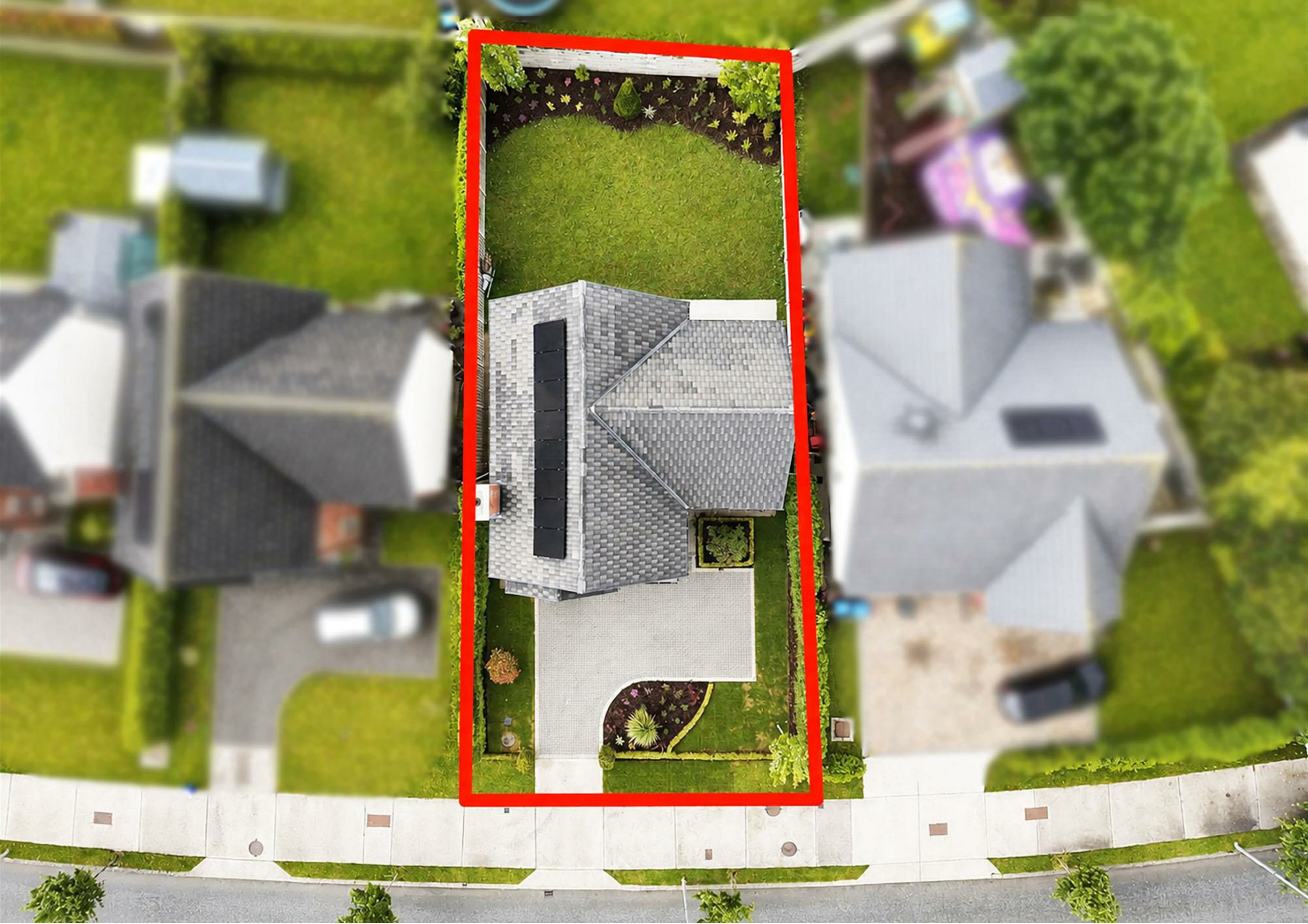
With tiled flooring, partially tiled walls, w.h.b, with vanity unit w.c., bath, shower and heated towel rail.

DIRECTIONS

EIRCODE: C15 NF2W

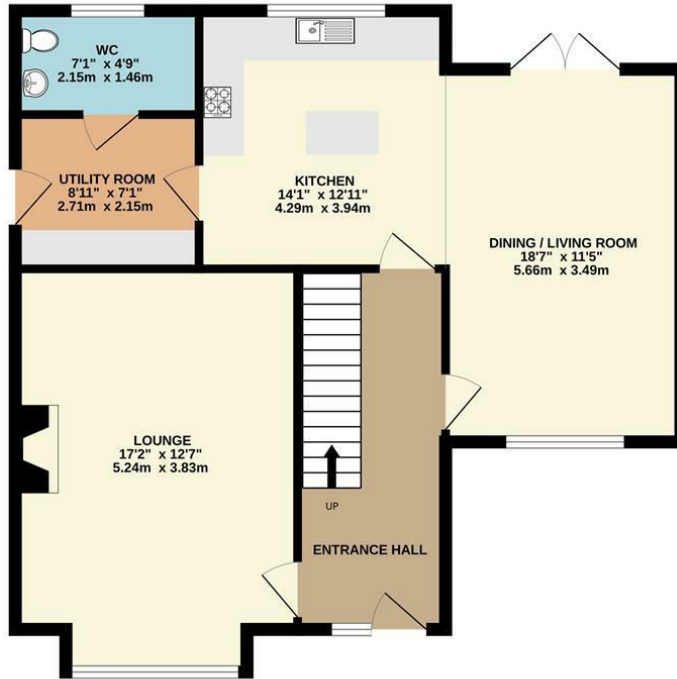




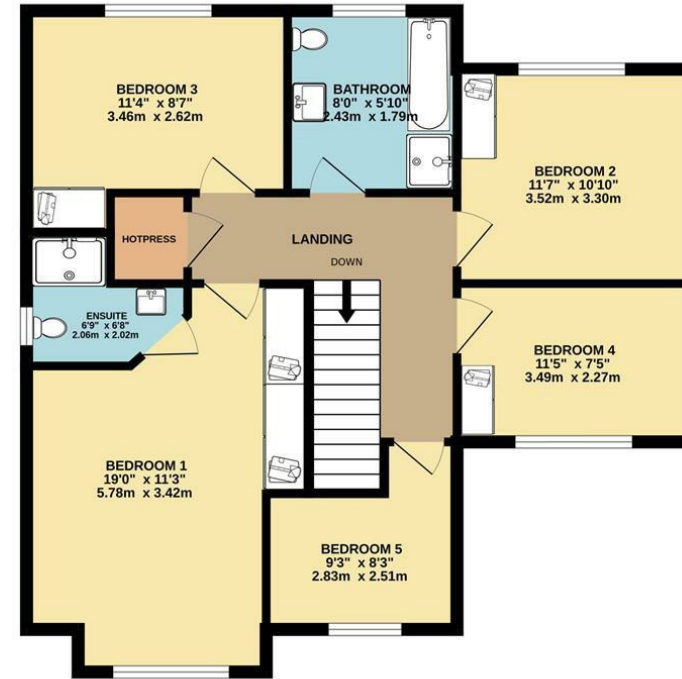


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1658sq.ft. (154.0 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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