





Just one year old, this outstanding four-bedroom detached residence extends to approximately 130 sq.m. (1,399 sq.ft.) and is presented in pristine showhouse condition.



149 Effernock Avenue, Trim, Co. Meath C15 WKW8



1399.00 sq ft



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INTRODUCTION

Situated within the highly sought-after Effernock development, just off the Dublin Road on the outskirts of Trim, this superb home offers the perfect balance of contemporary style, quality craftsmanship and an enviable location. Occupying an exceptionally large corner site, the property enjoys an enviable setting with a generous rear garden, offering excellent privacy and an abundance of outdoor space for families and entertaining alike.

Designed with modern family living in mind, the property has been finished to an exceptional standard, boasting a stylish exterior with attractive red brick detailing, a generous driveway providing ample off-street parking, and a substantial, beautifully landscaped rear garden that is rarely found in modern developments.

Internally, the accommodation is bright, spacious and thoughtfully designed, with a superb open-plan layout that perfectly suits today's lifestyle

High-quality fixtures, fittings and finishes are evident throughout, while the immaculate presentation means the property is ready for immediate occupation with nothing to do but move in and enjoy.

The accommodation briefly comprises a welcoming entrance hall, living room, impressive open-plan kitchen/dining area, utility room, guest W.C., four generously proportioned bedrooms, including a luxurious master bedroom with ensuite, together with a stylish family bathroom.

Effernock is widely regarded as one of Trim's most desirable residential developments, offering a peaceful setting while remaining within easy walking distance of every amenity the town has to offer.

Excellent primary and secondary schools, cafés, restaurants, supermarkets, sporting facilities, golf courses, scenic river walks and the many heritage attractions of Trim are all close by. For commuters, the property enjoys excellent connectivity, with regular bus services and convenient access to the M3 motorway providing an easy journey to Dublin City Centre.

Offering all the benefits of a nearly new A-rated home, combined with the privacy, space and generous gardens afforded by an extra-large site, 149 Effernock Avenue represents a rare opportunity to acquire a turnkey detached family home in one of Trim's most sought-after locations. Early viewing is highly recommended.

FEATURES

- 1 year old
- Spacious, light-filled interiors
- Top quality fixtures & fittings throughout
- Water filtration system
- 'A1' Energy Rating
- PV solar panels
- Air to water heating system
- Large, cobblelock driveway
- Peaceful, established residential setting
- Walking distance to Trim town centre
- Excellent transport links to Dublin

FIXTURES & FITTINGS

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





ACCOMODATION

Entrance Hall

19'9" x 6'6"

With laminate flooring, composite front door with glass side panel and understairs storage.

Lounge

15'2" x 12'4"

With laminate flooring and TV point.

Kitchen/Dining Room

19'3" x 19'0"

With tiled flooring, built in wall to floor units, quartz worktop, quartz splashback, eye level oven and microwave, electric hob, extractor fan, integrated dishwasher, integrated fridge freezer and French doors to rear garden.



Utility Room

6'9" x 5'9"

With tiled flooring, built in storage and worktop and connection for washing machine and dryer.

Guest W.C.

5'8" x 4'7"

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

Landing

With laminate flooring and hotpress.

Bedroom 1

16'11" x 9'8"

With laminate flooring, built in wardrobes and TV point.

Ensuite

6'11" x 4'1"

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



Bedroom 2

14'2" x 10'0"

With laminate flooring and built in wardrobe.

Bedroom 3

10'2" x 9'1"

With laminate flooring.

Bedroom 4

9'9" x 8'11"

With laminate flooring and built in wardrobe.

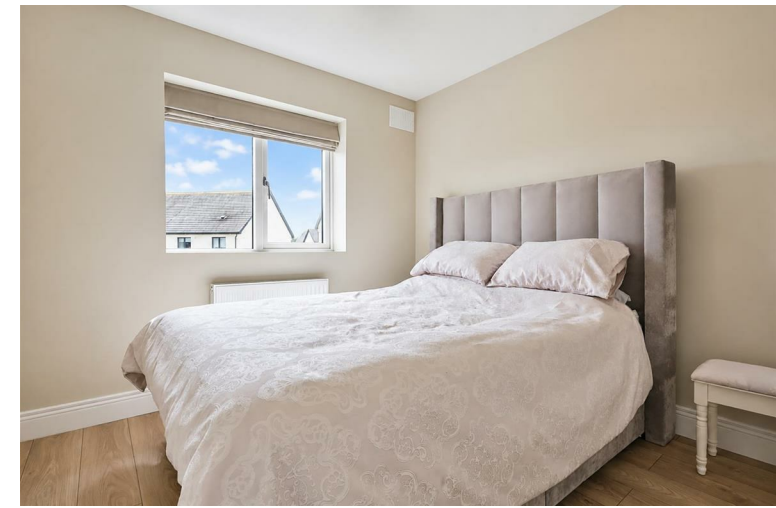
Bathroom

7'10" x 5'6"

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

DIRECTIONS

Eircode: C15 WKW8

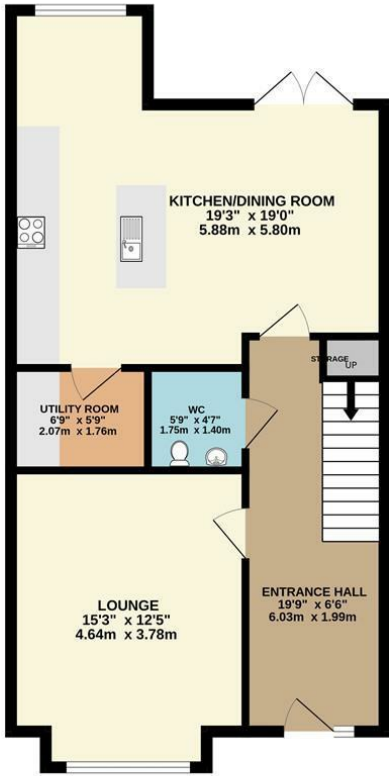




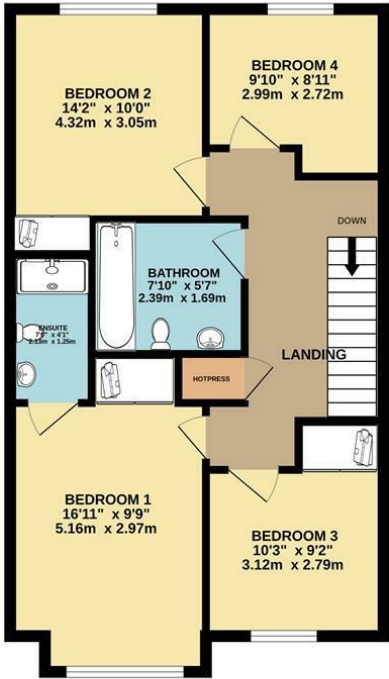


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1399sq.ft. (130.0 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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