





Raymond Potterton are delighted to present this large three-bedroom, three-bathroom duplex, ideally positioned on the first floor and extending to approximately 115 sq.m. Within walking distance to Enfield and all local amenities.

28 The Square Innwood Enfield Co Meath A83 TE83

 1237.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

The property features an attractive red brick and pebble dash exterior, along with two allocated parking spaces.

The property offers a bright, spacious and welcoming interior, with generous living accommodation and excellent storage throughout.

There are three well-proportioned double bedrooms and three bathrooms, making this an ideal home for families, professionals or those seeking additional space.

The property benefits from a private balcony overlooking a large communal garden, providing a pleasant outdoor space.

Ideally located in Enfield, the property is within walking distance of local schools, shops, pubs and cafés.

The train station is just a five-minute walk away, offering excellent access to Dublin and surrounding areas. Dublin Airport is approximately 55 km away, with Dublin City Centre approximately 45 km from the property.

Accommodation includes Entrance Hall, Lounge, Guest w.c, Kitchen/Dining, Utility Room, 3 Bedrooms (main ensuite) and Bathroom.

FEATURES

- Bright and bright and spacious throughout
- Three double bedrooms with built-in wardrobes
- Gas fired central heating
- Double glaze PVC fascia and soffit
- Double glazed windows
- Two parking spaces
- Communal garden
- Walking distance to Enfield
- Walking distance to the train station





FIXTURES AND FITTINGS

The property is sold as seen.

ACCOMMODATION

Entrance hall

4.7 x 1.1
With tiled flooring.

Hallway

3.9 x 2.2
With carpet.

Kitchen

5.2 x 4.3
With tiled flooring, built in wall and floor units, oven/hob, extractor fan and dishwasher.

Utility room

1.5 x 1.2
Washing machine.

Storage room

2.3 x 0.8

Lounge

6.3 x 5.2
With wooden flooring and balcony door.

Guest w.c.

2.2 x 1.4
With tiled flooring, w.c and w.h.b.

Landing

4.1 x 1.4
With Lino flooring.

Bedroom 1

4.1 x 3.1
With laminate flooring and built-in wardrobes.

Ensuite

3.7 x 1.8
With tiled flooring w.h.b, w.c and shower.

Bedroom 2

3.9 x 2.6
With laminate flooring and built-in wardrobes.

Bedroom 3

3.1 x 2.8
With laminate flooring and built-in wardrobes.

Bathroom

2.3 x 2.2
With tiled flooring, w.h.b, w.c, bath and shower.

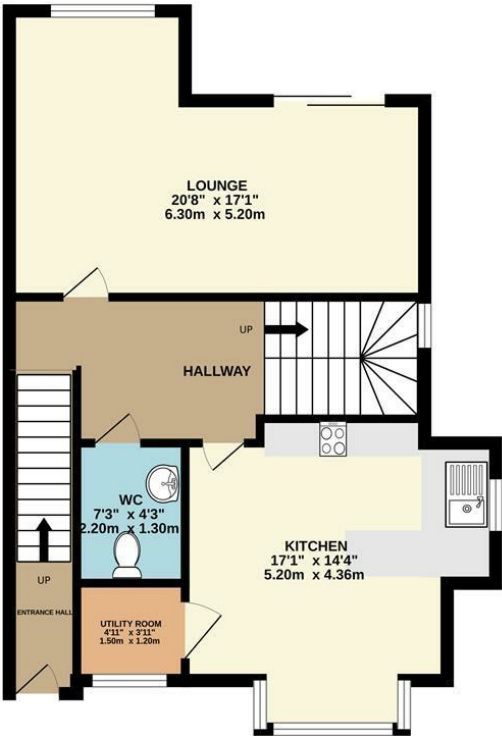
DIRECTIONS

EIRCODE: A83 TE83

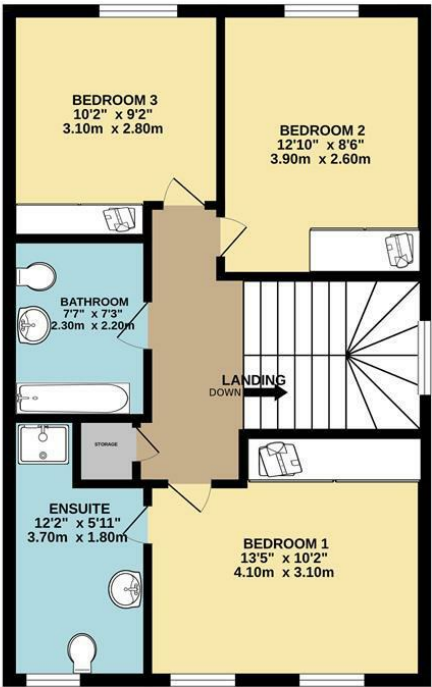


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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