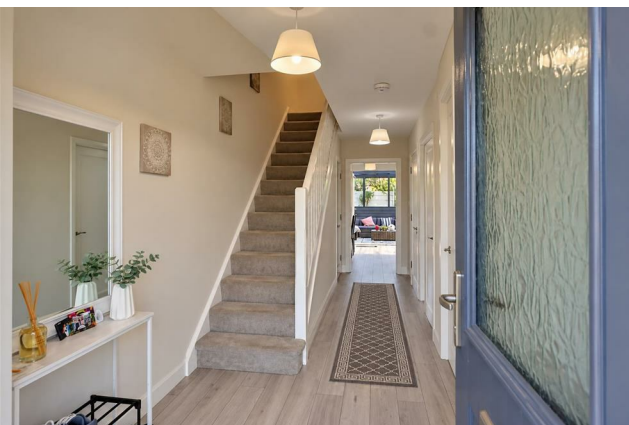






Raymond Potterton are delighted to present 1A The Avenue, Moydervy Manor, Longwood, Co. Meath, an impressive and well-presented three bedroom detached residence extending to approximately 117 sq.m, ideally positioned in a quiet cul-de-sac within this attractive modern development.

1A The Avenue, Moydervy Manor, Longwood Co. Meath A83 H213

 1259.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Built just three years ago and presented in excellent condition throughout, this superb A-rated home offers bright, spacious and energy-efficient accommodation with a practical layout ideally suited to modern family living.

The property enjoys a particularly attractive position overlooking a large landscaped green area, providing a pleasant open outlook to the front.

The welcoming entrance hall leads to a comfortable lounge, while to the rear lies a bright and spacious open-plan kitchen and dining area with direct access to the rear garden.

A separate utility room provides excellent additional storage and practicality, while a guest W.C. completes the ground-floor accommodation.

Upstairs, there are three generous double bedrooms, all benefiting from built-in wardrobes. The spacious main bedroom is further complemented by its own ensuite, while a well-appointed family bathroom completes the first-floor accommodation.

A standout feature of the property is the beautifully finished south-facing rear garden, which has recently been completed to an excellent standard.

An attractive porcelain-tiled patio area with pergola provides an ideal space for outdoor dining, entertaining and relaxing, while the southerly aspect allows the garden to benefit from excellent natural sunlight throughout the day.

The property further benefits from an A-rated BER and an efficient air-to-water heating system, providing excellent energy efficiency and comfort, together with the potential to qualify for Green Mortgage rates.

Moydervy Manor enjoys an excellent location within walking distance of Longwood Village and its wide range of local amenities, with both primary and secondary schools within walking distance.

The property is ideally positioned for commuters, just 8 minutes from the M4 motorway and approximately 10 minutes from Trim and Enfield, which offers a train station with regular services to Dublin.





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

18'11" x 6'11"

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

Lounge

12'8" x 12'1"

With laminate flooring, built in media unit with electric fire and lighting and TV point.

Kitchen/Dining Room

19'3" x 11'5"

With laminate flooring, built in wall to floor units, laminate worktop, splashback tiling, eye level oven, electric hob, extractor fan, stainless steel sink, integrated dishwasher, integrated fridge freezer and French doors to rear garden.

Utility Room

6'9" x 5'11"

With tiled flooring, built in countertop and door to rear garden.

Guest W.C.

5'11" x 4'11"

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

Landing

With carpet and hotpress.

Bedroom 1

13'11" x 12'2"

With carpet, built in wardrobe and TV point.

Ensuite

6'7" x 5'11"

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

Bedroom 2

11'5" x 10'10"

With carpet and built in wardrobe.

Bedroom 3

11'1" x 8'1"

With carpet and built in wardrobe.

Bathroom

6'5" x 5'4"

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

FEATURES

- Presented in excellent condition throughout
- A-rated BER – qualifies for Green Mortgage rates
- Energy efficient air-to-water heating system
- Highly desirable south-facing rear garden
- Newly completed porcelain-tiled patio with attractive pergola
- Bright and spacious open-plan kitchen/dining accommodation
- Three generous double bedrooms, all with built-in wardrobes
- Spacious main bedroom with ensuite
- Quiet cul-de-sac position overlooking a large landscaped green area
- Walking distance to Longwood Village, with easy access to the M4, Enfield and Trim

DIRECTIONS

EIRCODE: A83 H213



FLOOR PLAN



TOTAL FLOOR AREA : 1259sq.ft. (117.0 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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