





Raymond Potterton Auctioneers are delighted to present this distinctive three-bedroom home, one of just four residences created from Athboy's former cut stone engine house.

Set in a small, private development overlooking the park just off the Trim Road, the property combines the character of its original setting with a beautifully renovated interior, all within minutes' walk of Athboy town centre.

4 The Engine House, Athboy, Co. Meath C15 T251

 1206.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

Finished to a high standard and ready to move into, the home offers thoughtful fitted features and flexible space for working from home.

The ground floor comprises an entrance porch, a lounge, a guest WC, and a kitchen with newly fitted units and breakfast bar.

On the first floor are two double bedrooms with new carpets and a renovated bathroom.

The top floor provides a spacious double bedroom with fitted wardrobes, together with a generous landing featuring a reading nook and room for a home office.

The property is situated at the former Railway Yard just off the Trim Road, within walking distance of Athboy's shops, schools, community facilities and recreational amenities.

A bus stop across the road provides a regular service to Dublin.

Trim is a short drive away, while Navan and Kells are also readily accessible.

The M3 motorway is approximately ten minutes away. Rathcairn, with its schools and community centre, is approximately 3 km from Athboy.

Accommodation includes Entrance Hall, Lounge, Kitchen, Guest w.c., 3 Bedrooms, Office and Bathroom.

Viewing is highly recommended to appreciate its character and finish.

FEATURES

- Stunning restored cut stone former engine house
- minutes' walk from Athboy town centre
- Renovated throughout and ready to move into
- Fully upgraded in recent years
- Three double bedrooms
- Top floor space for a home office





FIXTURES & FITTINGS

All flooring, curtains, blinds and all appliances are included in the sale. Some furniture open to offer.

ACCOMMODATION

Entrance Hall

5'2" x 4'7"

With wooden flooring.

Lounge

11'1" x 12'5"

With wooden flooring.

Kitchen

12'9" x 12'5"

With tiled flooring, built in wall and floor units, breakfast bar, fridge/freezer, oven/hob and extractor fan.

Hallway

5'6" x 6'6"

With wooden flooring.

Guest w.c.

4'3" x 2'7"

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

Landing

5'6" x 6'6"

With carpet.

Bedroom 1

11'5" x 16'8"

With carpet and fitted wardrobes.

Bedroom 2

12'9" x 12'5"

With carpet and fitted wardrobes.

Bedroom 3

12'5" x 11'1"

With carpet and fitted wardrobes.

Office

12'5" x 11'5"

With carpet.

Bathroom

8'2" x 5'2"

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

DIRECTIONS

From Athboy town centre, proceed along the Trim Road. The former Railway Yard development is located just off this road, overlooking the park.

EIRCODE: C15 T251



FLOOR PLAN



TOTAL FLOOR AREA : 1206sq.ft. (112.0 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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