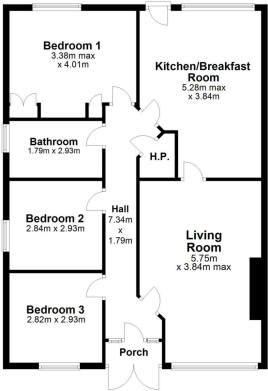
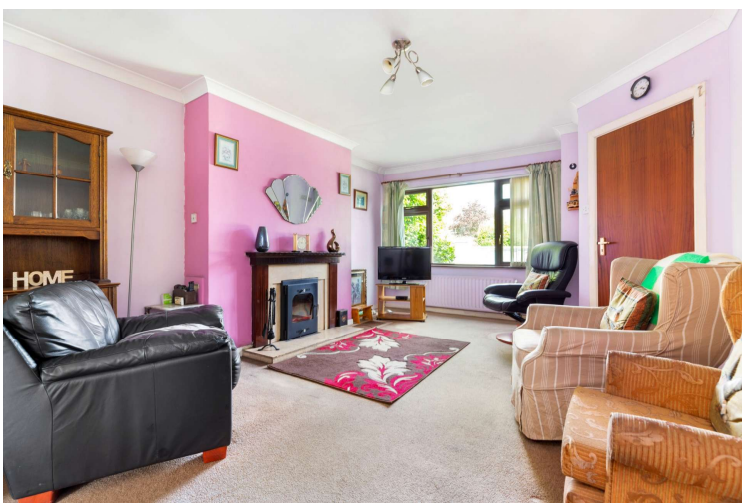


GPS Co-ordinates

Services
Sewerage Water Heating



These particulars are issued by Clarke Auctioneers Ltd on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Clarke Auctioneers Ltd., for themselves and for the vendor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Clarke Auctioneers Ltd., nor any of its principals or employees have any authority to make or give any representations or warranty in relation to the property.

Asking Price:

Number 11 is a delightful 3 bed detached bungalow in the quiet development of Grangelea just on the outskirts of Ashford Village. This charming property is situated at the end of a quiet residential cul de sac and comprises a detached bungalow originally constructed c. mid 1990`s.



No. 11 is traditionally constructed with block-built walls and a pitched and tiled roof. The property has an internal floor area of c. 952 sq.ft. Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen/Dining, Family Bathroom, Bedroom 1, Bedroom 2, Bedroom 3.

The property is fitted with upvc double glazed windows and doors and is heated via a solid fuel back boiler central heating system. No. 11 sits on a rectangular site of c. 450 Sq.m. The rear garden is South facing and mainly in lawn. The front garden includes a driveway with parking spaces for 2 cars.

The property is in need of modernisation and decorative work throughout. There is considerable potential to extend the property particularly into the rear garden (subject to planning permission where required).

Grangelea is a well established and sought after residential development, 400 metres from the centre of the village. The surrounding area is predominantly residential with a mix of medium-density residential dwellings in the area. The property overlooks agricultural land on the outskirts of Ashford village. There are excellent pubs, sporting facilities and restaurants all in the immediate vicinity. The M11 offers travelling times of 45 minutes to Dublin City and Airport. Ashford is a haven for the commuter, but still retains the attractiveness and simplicity of village life.



Price €360,000