



  
**Raymond  
Potterton**

**121 Boyne View Avondale Trim Co. Meath C15 H9V0**

**€335,000**


**BER C3**





Raymond Potterton & Co. are delighted to present 121 Boyne View located in the mature and sought after residential estate of Avondale off the Kildalkey Road within walking distance of Trim Town Centre.



# 121 Boyne View Avondale Trim Co. Meath C15 H9V0

 1302.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is nicely finished with a red brick and dash facade with a driveway to the front providing ample room for parking and a large landscaped garden to the rear.

Internally this property boasts a bright, spacious living accommodation throughout with a large entrance hall, lounge with a large window to the front and open plan kitchen and dining area. The property also has four spacious bedrooms.

121 Boyne View is perfect for first time buyers and investors alike looking for a nice quiet residential area with great amenities close by in Trim Town Centre.

Nestled in the heart of County Meath, Trim is a town steeped in history and brimming with charm, with its stunning natural landscapes, rich heritage, and vibrant community.

Trim supports a comprehensive range of hospitality outlets with a superb variety of cafes, bars, restaurants, hotels, and sporting facilities such as County Meath Golf Club, Trim GAA Centre and Trim Tennis Club.

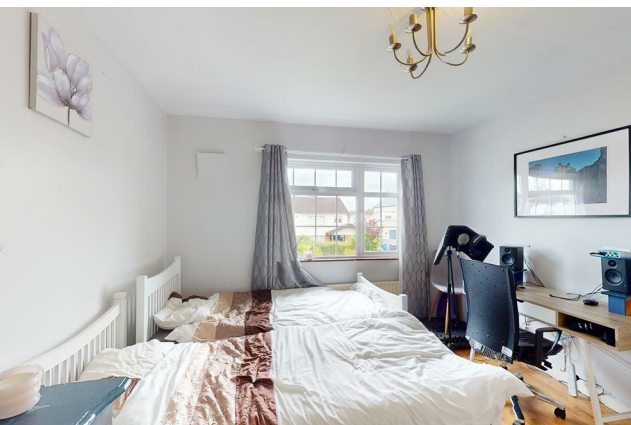
Trim is ideally situated just 45 kilometres from Dublin, making it an attractive option for those who desire a peaceful lifestyle while maintaining easy access to the capital. The town also offers easy access to both the M3 and M50 motorways.

Accommodation includes Entrance Hall, Lounge, Reception Room, Kitchen/Diner, Guest w.c., 4 Bedrooms and Bathroom.

## FEATURES

- Gas fired central heating
- Bright and spacious living accommodation
- Spacious front driveway
- Landscaped rear garden with garden shed
- Mature Sought After Location
- Property located in quaint cul de sac
- Located within walking distance of Trim Town Centre





### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, and garden shed are included in the sale.



## ACCOMMODATION

### Entrance Hall

13'3" x 6'1"  
With tiled flooring.

### Reception Room

9'1" x 7'8"  
With wooden flooring.

### Lounge

12'11" x 11'5"  
With wooden flooring and open fire with wooden feature mantelpiece.

### Kitchen/Diner

28'0" x 11'9"  
With tiled flooring, wall to floor units, gas oven, hob, extractor fan and patio door to rear.

### W.C

7'5" x 4'8"  
With tiled flooring, w.h.b and w.c.

### Landing

With carpet flooring.

### Bedroom 1

With wooden flooring and built in wardrobe.

### Bedroom 2

12'7" x 9'6"  
With wooden flooring and built in storage.

### Bedroom 3

13'9" x 10'11"  
With wooden flooring.

### Bedroom 4

8'0" x 7'5"  
With wooden flooring and built in wardrobe.

### Bathroom

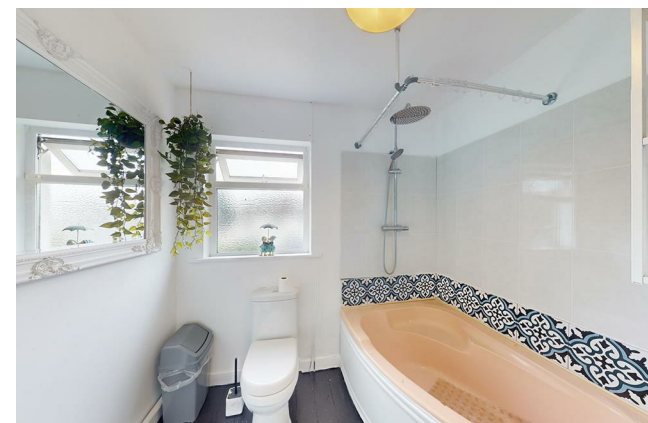
9'2" x 7'8"  
With wooden flooring, bath, w.h.b and w.c.

### W.C

6'4" x 5'4"  
With tiled flooring and tiled walls. shower, w.h.b and w.c.

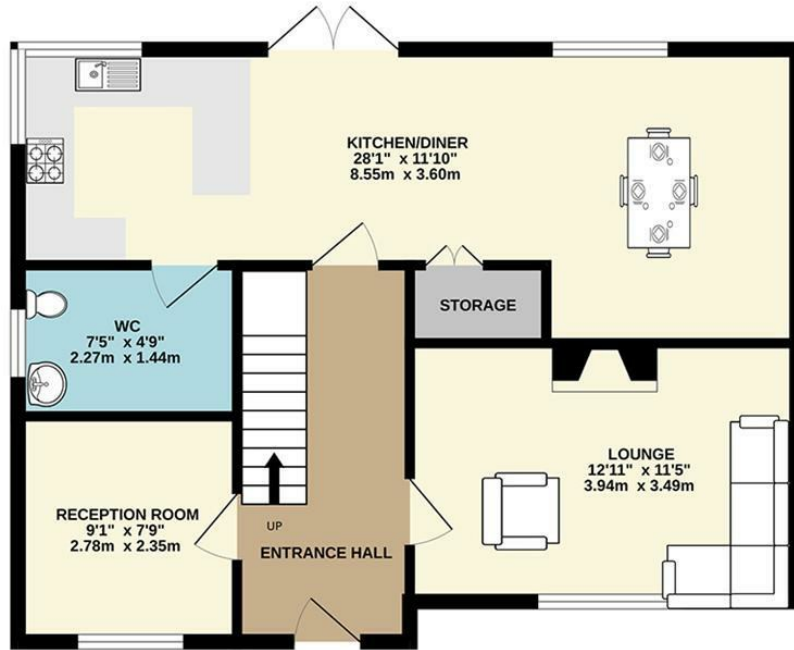
## DIRECTIONS

Eircode: C15 H9V0

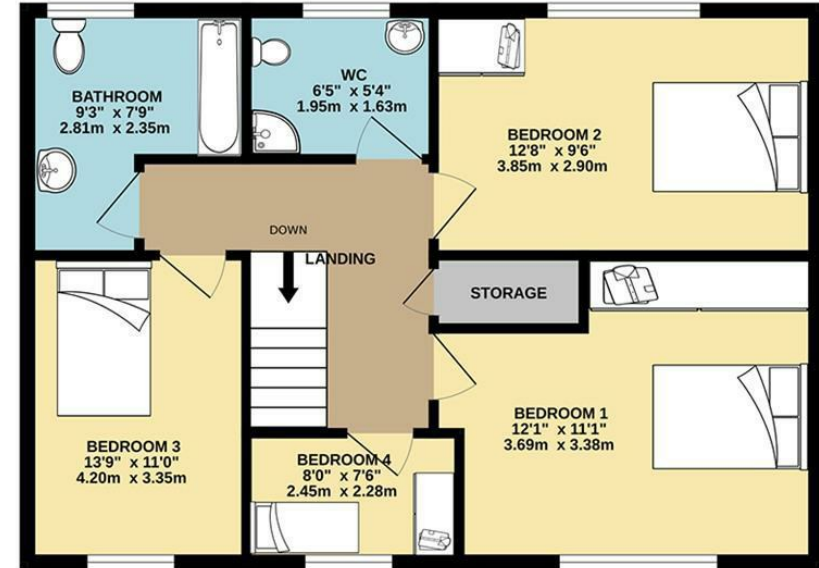


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1313sq.ft. (122.0 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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