







10 Newmans mill is a spacious 2-bedroom ground floor apartment extending to over 54 sq.mts in a mature and leafy development only minute's walk from Athboy town centre.



10 Newmans Mill, Athboy, Co. Meath C15 PD74

 581.00 sq ft

 2 Bedrooms

 1 Bathrooms

INTRODUCTION

The apartment has a lovely open plan living space which includes a kitchen / dining area and a lounge area. The large window to the front of the property boasts lots of natural light throughout the living space. There are two good sized bedrooms with built in wardrobes. The property enjoys own door access and allocated parking to the front.

Ideally located within walking distance of Athboy Town. Athboy Town is well suited for all families with a host of amenities and facilities in the Town including Primary, Secondary Schools, Hotel, Pubs, Restaurants and array of sporting activities.

The property has easy access to the M3 motorway leaving Dublin Airport & City Centre within an hour's commute. There is also regular buses to City Centre daily.

Accommodation includes Entrance Hall, Kitchen / Dining / Living area, 2 Bedrooms, Bathroom and Storeroom.

FEATURES

- Walk in ready
- Freshly painted
- Electric storage heating
- Allocated parking space (No.10)
- Management Company A2Z Property Management
- Management fees €1,130
- Last rent €950 was set in 2019
- Mature residential development
- Walking distance to all local amenities

FIXTURES & FITTINGS

All flooring, blinds, furniture and kitchen appliances are included in the sale.

ACCOMMODATION

Entrance Hall

3'8" x 4'2"

With wooden flooring and hardwood front door with glass diagonal insert.

Kitchen / Living

16'6" x 20'4"

With wooden flooring, built in wall and floor units, oven, hob, extractor fan, fridge / freezer, Washing machine and large window.

Inner hall

With wooden flooring, storeroom and hotpress.

Bedroom 1

11'9" x 13'8"

With wooden flooring and built in wardrobes.

Bedroom 2

10'11" x 11'4"

With wooden flooring and built in wardrobes.

Store

3'10" x 5'6"

With wooden flooring.

Bathroom

5'6" x 7'4"

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

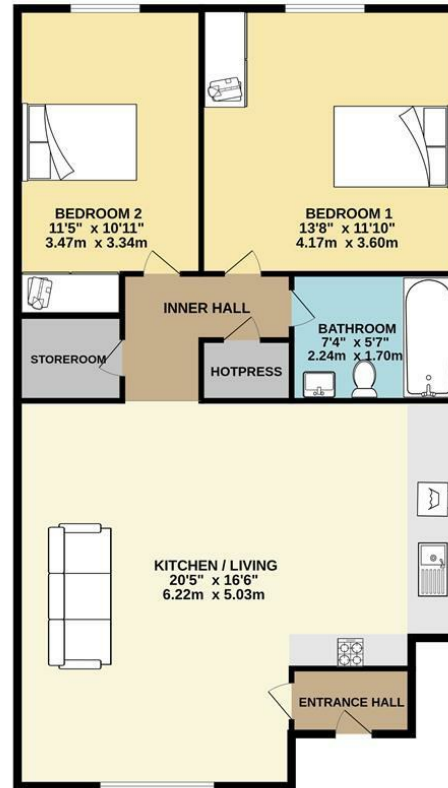
DIRECTIONS

Eircode: C15 PD74



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 581sq. ft. (54.0 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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