



**01 801 1300** - [info@bannonauctioneers.ie](mailto:info@bannonauctioneers.ie)



## **Property Overview:**

- For Sale by Private Treaty

**Overall Floor Area:** 120 Sq. Metres (1,292 Sq. Feet)

## **Property Description:**

New to the autumn/winter market, a rare opportunity to acquire a unique bespoke property with a difference in the much sought after Effernock Manor. This elegant and stylish home boasts a bright spacious reimagined interior, with glazed interior doors to maximise views of the dry garden with beech and box hedging. Accommodation includes 3 bedrooms and 2 baths , large hall, living room , kitchen / dining room , boot room, inter grated garage and large attic . Viewing is highly recommended.

The property is in excellent condition and maintained to a very high standard. The house has many special features which include antique Kilkenny limestone fireplace, hand painted kitchen, Galaxy star granite top, washed oak flooring, painted paneling, handmade wall tiles in kitchen and main bathroom, hand glazed terracotta tiles in boot room and French limestone floor in hallway. This truly is an exceptional home with plenty of scope to expand and grow further as integrated garage and large attic convertible.

Entrance Hall: 6.76m x 1.94 m



**01 801 1300** - [info@bannonauctioneers.ie](mailto:info@bannonauctioneers.ie)

French limestone floor. Classic Coving. Phone & Alarm points.

Extended Kitchen/ Dining Room: 4.65 m x 4.07 m

Washed Oak floor. Painted kitchen with a generous amount of units. Galaxy star granite work tops and back splash upstand & handmade tiles. Electric hob & large extractor fan, hanging glass light fittings over work top. Double glazed French doors to back patio and garden.

Chrome fittings with dimmer switches.

Boot Room: 2.87 m x 2.52 m

Terracotta tiled floor, Painted wood panelling & shaker peg rail. External side door % window with wooden venetian blinds.

Sitting Room: 5.71 m x 4.07m

Solid washed oak floors. Antique Kilkenny limestone fire place with raised fire grate. Bay window, t.v / cable point. Coving & center piece.

Bedroom 1: 4.01 m x 3.41 m

Double front room. Natural carpets. Walk in wardrobe.

En-suite: w.h.b, w.c, chrome & glazed shower unit, tiled walls, painted wood panelling and wooden slat venetian blinds.

Bedroom 2: 3.42 m x 3.51 m

Back double room. Natural carpets.

Bedroom 3: 3.17m x 2.9 m

Back bedroom. Natural carpets and painted wood panelling with peg rail.

Integrated Garage: 5.56 m x 2.76 m

Plumbed for washing machine. Location of oil boiler.

Roller door. Access to attic. Walls insulated & plastered and ready for conversion.

Main Bathroom 1.87m x 2.13m

Classic white sanitary ware.

Bath with telephone shower, **whb** and **wc**. Painted panelling, hand made wall tiles and wood slat venetian blinds.

Outside:



**01 801 1300** - info@bannonauctioneers.ie

Rear: Enclosed back garden, Box hedging with mature beach hedging, stone paving.

Front: Private parking with Beech hedging with boxed topiary, hydrangea, lavender and sliver birch trees. bed, Drivin with loose gravel with railway sleepers and feature gate.

Services:

Oil fired central heating.

Mains water and sewerage.

Included in sale: all carpets, blinds, curtains, light fittings with exception to entrance hall and both bathrooms. Integrated appliances included.

## **Features:**

- Within easy reach of Dublin
- Walk in condition
- Box hedging and fruit trees
- Walk distance to Trim town centre
- Brush painted kitchen units with black granite top
- Possible attic & Garage Conversion
- Low maintenance dry front & back garden
- Reimagined interior
- Kilkenny limestone fireplace
- Washed oak flooring

**Price:** 385000

**City:** Trim