



FOR SALE BY PRIVATE TREATY



4



3



C113sq.m

BER C3

**6 Willow Park, Coill Fhada,
Longwood, Co Meath
Asking Price €245,000**



PSRA Licence No. 001731

Innfield House,
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6 Willow Park, Coill Fada, Longwood, Co Meath A83 XY27

Spacious 4 bed semi-detached home, in a great location overlooking a large green area in this family orientated estate & within walking distance of primary & secondary schools and Longwood village centre. The house is very well paid out internally with great living accommodation including a large sitting room with double doors opening to the dining room and also having a separate kitchen. The integrated garage offers a host of options and the property has a large rear garden. Longwood village has all necessary amenities & services including a good range of shopping, post office, health centre, church & GAA pavilion all within easy reach. Enfield village is within a short drive offering excellent public transport links to the city.

ACCOMMODATION		
Entrance Porch		With laminate wood flooring, alarm key pad, under stairs storage, carpet stairs
Guest wc		With wc & whb
Kitchen	4.95m x 3.65m	With tiled flooring, fitted kitchen to include oven & hob, fridge freezer & washing machine
Dining room	3.76m x 2.92m	With laminate wood flooring, double doors to the sitting room & patio doors to the rear garden
Sitting room	6.09m x 3.65m	With carpet flooring, ceiling coving, open fireplace, TV point, centre light fitting
Garage		Integrated garage offering conversion option (subject to planning permission)
Landing		With carpet flooring, hot-press, attic access
Bedroom 1	4.86m x 3.16m	Master front bedroom with carpet flooring, built in wardrobes, TV
En-suite		With tiled flooring, shower, wc & whb
Bedroom 2	2.53m x 2.57m	Front single bedroom with carpet flooring, built-in wardrobes, curtains & blinds
Bedroom 3	3.8m x 2.76m	Rear double bedroom with laminate wood flooring, built-in wardrobes, curtains & blinds
Bedroom 4	2.71m x 2.46m	Rear single bedroom with carpet flooring, built-in wardrobes, curtains & blinds
Bathroom		Tiled with bath, wc & whb
Outside		Cobble lock driveway, large rear garden with side access from the front

Features

- Spacious 4 bed home c113.56sq.m
- OFCH,
- Overlooking large green area, Walking distance to primary & secondary schools & village centre
- Excellent family home,
- BER – C3

Directions

From Dublin take the M4 to Junction 8 Kilcock & then the R148 Kinnegad road through Enfield. The junction for Longwood is to the right 3.5kms past Enfield. Drive up the main street, and vier to the left after the Spar shop. Drive into Coill Fada and drive around the green area onto Willow Park. Our sign is in the garden. GPS (from Google Maps 53.453424, - 6.925699). on the rights. Our sign is at the property. GPS (from Google Earth 53.415661, - 6.831799)