





**** THREE BEDROOM DUPLEX
APARTMENT FULL OF CHARACTER AND
CHARM **** LOCATED IN THE HEART OF
THE HISTORIC MARKET TOWN OF
ASHBOURNE **** Much improved grade
II listed property offering a private
entrance hall upto the first flooring
living space comprising a new fitted
kitchen with island and built in
appliances, sitting room with exposed
beams, utility room and a guest
cloakroom. Further reception room on
this floor or bedroom 4. The second
floor offers three bedrooms, and a
bathroom with bath and shower.
Enclosed yard perfect for alfresco
dining. INTERNAL VIEWING IS HIGHLY
RECOMMENDED TO FULLY APPRECIATE
THIS PROPERTY.



HALL

Side entrance door into the hall with stairs to the first floor and a tiled floor.

FIRST FLOOR

LOUNGE

14'7" x 14'0"

Exposed beams, radiator and window.

STUDY

8'7" x 9'1" max

Radiator and window.

BREAKFAST KITCHEN

11'1" x 13'6"

newly fitted wall mounted, base and drawer units with solid work surfaces and a matching island. Belfast style sink with mixer tap. fitted electric oven and hob, fitted microwave over, integrated dishwasher and space for an American style fridge freezer. Window, radiator and siding stable style door into the utility room.

UTILITY ROOM

8'7" x 3'4"

Plumbing and space for a washing machine and a door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

SECOND FLOOR

Loft access.

BEDROOM 1

11'6" x 9'2"

Two secondary glazed sash windows and a radiator. Original broad exposed floorboards.



BEDROOM 2

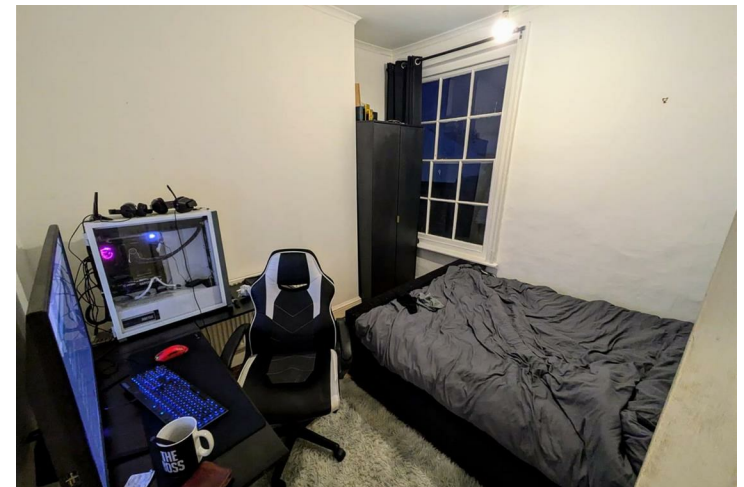
14'6" x 14'6" max

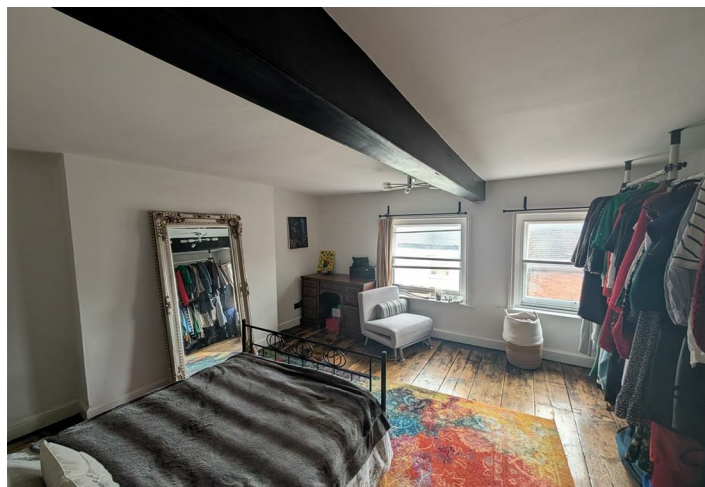
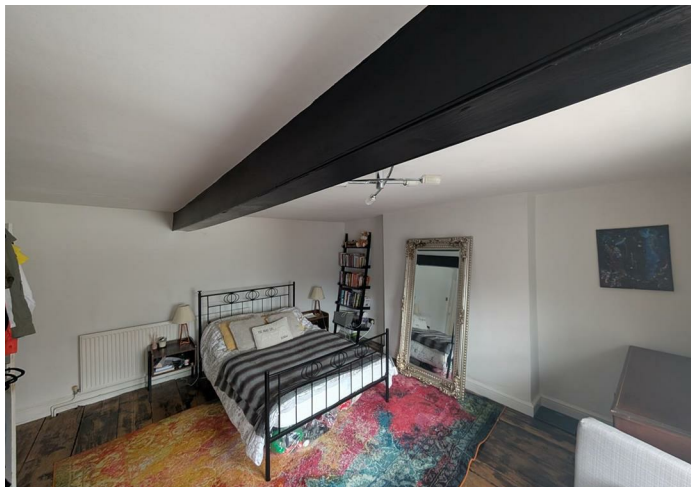
Sash window to the side and a radiator.

BEDROOM 3

10'2" x 9'6" plus recess

Sash window with secondary double glazing and a radiator.







BATHROOM

13'5" x 6'7"

Panel enclosed bath, corner shower cubicle, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and window.

OUTSIDE

Secure access from Dig Street into the courtyard area and bin storage.

