

**TO MAKE AN APPOINTMENT**

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For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770.

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**23 Glenidan Court, Enfield, Co. Meath, A83 X330.**



Team Lorraine Mulligan, national and international award-winning estate agents for over 25 years, is delighted to present No. 23 Glenidan Court (BER B3) an excellent 4/5-bedroom detached family home with a large sunroom to the rear and is located in the highly sought-after and beautifully maintained residential cul-de-sac of Glenidan Court, nestled discreetly in the heart of Enfield. This beautiful home is located on a large corner site and has massive potential.

**Offers in Excess of €685,000**



**Team Lorraine Mulligan**  
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**DOWNSTAIRS ACCOMMODATION**

HALLWAY: 5.08m x 2.036m  
Coving, radiator cover, under the stair’s storage cupboard with a light, sockets and coat hooks, alarm pad, ceramic tiles, carpet on stairwell.

KITCHEN: 3.74m x 3.28m  
Light fitting, modern fitted kitchen with wall and base units and brushed chrome steel handles `Retro` splash back tiles, work tops, crystal display cabinets, electric Range Master style cooker with ovens, stainless-steel sink with water drinking tap, area fully plumbed, dishwasher, ceramic tiles, breakfast bar area and coffee station, sliding pocket door leading to the utility room.

UTILITY ROOM: 3.25m x 1.61m  
Light fitting, area fully plumbed, fitted pull out drawer unit, stainless steel shelving, American fridge freezer, washing machine, tumble dryer, ceramic tiles, sliding pocket door leading to the kitchen, new composite door leading to the back garden.

DINING ROOM: 4.26m x 3.08m  
Double doors leading to the sitting room, archway leading to the kitchen, ceramic tiles.

SITTING ROOM: 5.10m x 3.36m2 Coving, feature bay window, blind, marble feature open fireplace and a polished hearth, wooden floor, double doors leading to dining area.

SUNROOM: 6.90m x 4.71m  
2 large roof lights for extra light, recessed lights, blinds, `Palazzetti` style wood chip burning stove which is exceptionally cheap to run, wooden floors, French double doors leading to the patio and stunning south facing back garden.

PLAYROOM/OFFICE: 4.53m x 2.70m  
Recessed lights, wall storage cabinets with shelving, blinds, wooden floor.

GUEST WC: 3.15m x .88m  
Recessed lights, W.C., W.H.B., with a vanity unit, half tiled walls, floor tiles.

**UPSTAIRS ACCOMMODATION**

LANDING: 4.04m x 2.12m  
Light fitting, hot press with an immersion, access to the attic, attic pull down ladder, (attic is insulated and partly floored for convenient storage), carpet.

BEDROOM 1: 3.97m x 2.72m  
Light fitting, blind, Roman blind. fitted wardrobes, carpet.

ENSUITE: 3.10m x .88m  
Light fitting, W.C., W.H.B., shower with a Rain power shower head and a handheld shower, half wall tiling, floor tiling.

BEDROOM 2: 3.66m x 3.96m  
Light fitting, blind, curtains, fitted wardrobes, wooden flooring.

BEDROOM 3: 4.25m x 2.97m  
Light fitting, blind, curtains, fitted wardrobes, shelving, wooden flooring.

BEDROOM 4: 2.53m x 2.36m  
Light fitting, blind, curtains, fitted wardrobes, shelving, wooden flooring.

UPGRADED BATHROOM: 2.51m x 1.92m  
Recessed lighting, wall tiling, floor tiling, W.C., W.H.B., with a vanity unit, Led mirror, large walk in wet area shower, with a large rain shower head and a `Mira Elite SEI` electric shower, heated towel rail.



**FEATURES INTERNAL**

All light fittings included in sale except hallway, sitting room and dining room  
All kitchen electrical appliances included in sale as per kitchen and utility section of this brochure  
Property fully alarmed  
Pellet stove (maintenance service August 2026)  
New hot water insulated cylinder in hot press  
Water softener and drinking filter tap  
All lights LED  
Understairs storage with sockets & light  
Attic ladder & partial floor attic with light  
Power shower in ensuite + ceiling lights  
Main bathroom refurbished (tiling, toilet, waterfall shower, vanity unit, Led mirror)  
New hot water insulated cylinder in hot press  
Alarm on house & garage  
Wired Ring doorbell  
Power shower in ensuite + ceiling lights  
This property has been loved and looked after  
`Turnkey home` in excellent condition  
New hot water insulated cylinder in hot press  
Low-maintenance PVC fascia, soffits, and gutters on both house and garage  
Naturally bright and airy home with a lovely ambience  
Sunroom to the rear  
Superbly spacious and a perfect family home

SQUARE FOOTAGE: C. 170.31sqm / 1833sqft

HOW OLD IS THE PROPERTY: This house was built in C. 1996

BACK GARDEN ORIENTATION: South facing private back garden

BER RATING: B3 - 130.96 kWh/m²/yr

BER NUMBER: 119382786

SERVICES: Mains water and mains sewerage.

HEATING SYSTEM: Oil fired central heating and wood pellet stove.

WHEN WAS THE BOILER LAST SERVICED?: 2025

HOW OLD IS THE BOILER?: 2025

**RE/MAX NATIONAL TOP SELLING & LETTING AGENT**  
**2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013,**  
**2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine Mulligan invites**  
**you to view this Stunning home.**

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**

