

Meadowview, 1 Grange End, Dunshaughlin, Co. Meath A85 VF70

For Sale By Private Treaty



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Auctioneers & Chartered Surveyors

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BER B3

We Bring to the Spring/Summer Market this fantastic and rare opportunity to buy a Large Detached House in the centre of the growing village of Dunshaughlin on c0.27 Acre (C0.11 HA).

The property is located within walking distance of all amenities within the village and boasts large living spaces together with beautiful manicured private garden front and rear with access by electric gates to a large front driveway with parking for a number of vehicles. It is unusual for a property to come to the market with a site of this size in the centre of the village, "A Real Gem".



PRSA : 002709

Ph: 01-8259622

info@foleyauctioneers.ie

Note : These particulars issued by Foley Auctioneers, are on the understanding that they will not be construed as part of contract, Conveyance or lease, and that all negotiations will take place through the firm. Whilst every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars of the terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or to have been let sold or withdrawn.



Entrance Hallway :

3.08m x 5.71m

A very nice bright entrance hallway with well maintained Hard Wood Flooring, Cloaks area under stairs and stairs to first floor.



Kitchen/Dining :

4.68m x 3.6m & 5.17m x 3.61m

A nice light, airy room with porcelain tiled flooring and a Bay Window to the front of the kitchen/dining area, fitted Light Oak Kitchen floor and wall units with integrated appliances.



Utility Room :

3.32m x 1.85m

With Porcelain tiles and fitted floor storage units, door to rear garden.



Family Room/Sunroom

8.17m x 5.46m

A nice room with access to sunroom and rear. Feature Fireplace with Remote Control Electric Fire. Hardwood Flooring.



Sunroom :

This is a Fantastic room and epitomises everything about light with all the South Westerly sun. It is a great room for gatherings.



Downstairs WC :

2.3m x 1.8m

Good sized room to rear. Entry via hall with WC and WHB and window to rear of house.



Living Room to Front of House :

5.79m x 4.17m

A large Bright room with Bay Window and Feature Fireplace.



Garage :

5.3m x 3.0m

With up and over door to front, Suitable for Conversion to living accommodation.



Bedroom 1 :

4.17m x 3.89m

This fine Master Bedroom to the front of the property has a Bay Window with nice views, Walk-In Wardrobe and En-Suite.



En-Suite :

3.29m x 2.10

Fully Tiled, WC, WHB and Shower



Walk -In Wardrobe/Bedroom 5

3.09m x 2.57m



Bedroom 2 :

4.6m x 3.59m

A good sized Double Bedroom with Bay Window to the front with Fitted Wardrobes.



Bedroom 3 :

4.4m x 4.0m

Large Double Bedroom to the rear. This room has its own En-Suite.



En-Suite :

2.1m x 1.87m

Fully Tiled with WC, WHB and Shower



Bedroom 4 :

3.82m x 3.60m

A Double bedroom to the rear of the property with fitted wardrobes.



Bathroom :

3.8m x 2.26

Fully Tiled with WC, WHB and Bath



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Attic Area

Landing : 2.76m x 1.76m

Room 1 : 5.50m x 3.98m (Games Room)



Room 2 : 3.98m x 2.66m (Office)



Gardens



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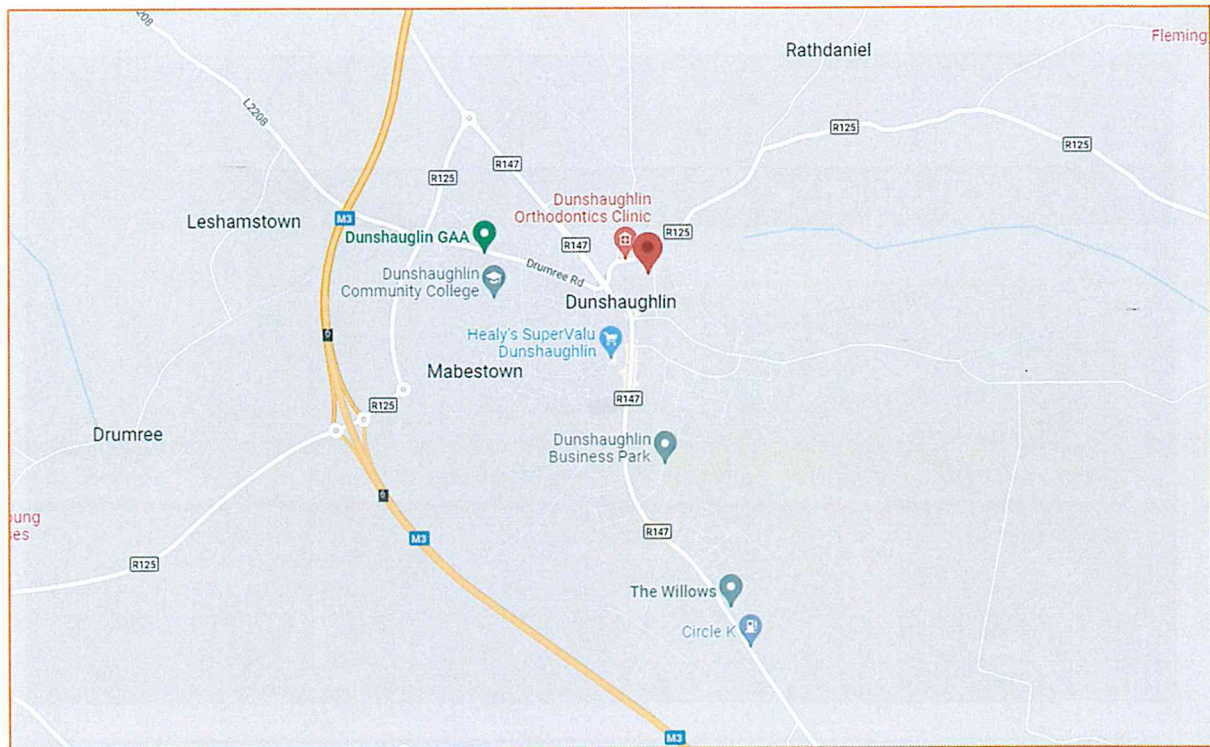


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Eircode Map : A85 VF70



PRICE : €795,000

Heating : Gas Fired Central Heating

Services : All Mains Services are connected

Title : Freehold



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Special Features :

- Electric Gates With Security Shield
- Alarm
- CCTV Cameras
- Manicured Garden, Front & Back
- Integrated Garage Suitable For Conversion
- Printed Concrete Driveway & Patio Area
- 2 Bedrooms with En-Suite
- New water filtration system
- Electric Water Fountain in Rear Garden
- Not Overlooked
- Large storage area and Attic Space Suitable For Conversion

Auctioneers Note :

It is not often that a property like this comes to the market. It is really well located to the centre of the village but has its own privacy as the site is big. It has privacy from being electric gated with secure boundaries and is not overlooked in the south westerly rear garden. The property is large and includes an integrated garage which is also suitable for conversion and has a high energy rating (B3). The property is obviously close to all the amenities in the village with tremendous accessibility to bus stops for the very good 109 and 109A bus services to Dublin and the Airport. Easy access to M3 Railway Park and Ride. Within a short distance you have Blackbush and Killeen Castle Golf Clubs together with Fairyhouse and Tattersalls Sales Arena. It is a very good location for schools and shopping both locally and further away eg. Blanchardstown Town Centre, Castleknock college and Mount Sackville Convent.



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FLUX2.1



FLOOR 3

