

For Sale

Guide Price: €495,000

**Sherry
FitzGerald**
Carroll



Ravensdale Park
Ravensdale
Co. Louth
A91 DY07

BER E2

sherryfitz.ie



Sherry FitzGerald Carroll are delighted to welcome this superb property to the market. This home is located at Ravensdale Park, an area which boasts picture perfect scenery with an abundance of mountain trails and rolling pasture land - the perfect setting for this idyllic home. Positioned in a prime location within easy reach of the M1 Motorway and yet only a short driving distance from Dundalk Town and Newry City.



The residence has recently been decorated to a high standard throughout and offers a turn-key finish, ideal for home hunters looking for immediate occupation. Offering well laid out accommodation to include two reception rooms/sunroom, generous kitchen/dining room, utility room, WC, five bedrooms (1 ensuite) and main bathroom. The property is complimented with a convenient double garage and ample off-street parking. In addition, the spacious mature gardens are ideal for a garden enthusiast, offering a westerly rear aspect with expansive views across the valley and Feede Mountain beyond.



A stunning property adjacent Ravensdale Forest Park - truly a home not to be missed!

Special Features & Services

- Double Garage: 5.36m x 5.15m
- Large garden
- Oil fired central heating
- Conservatory

Accommodation

GROUND FLOOR

Entrance Hall

Living Room 6.85m x 4.70m (22'6" x 15'5"):

Sun Room 3.58m x 2.31m (11'9" x 7'7"):

Kitchen Dining Room 5.68m x 5.44m (18'8" x 17'10"):

Utility Room 4.66m x 2.05m (15'3" x 6'9"):

Bedroom 1 4.66m x 4.07m (15'3" x 13'4"):

Bedroom 2 3.90m x 3.64m (12'10" x 11'11"):

Bathroom 2.74m x 2.33m (9' x 7'8"):

W/C 1.60m x 1.60m (5'3" x 5'3"):

1ST FLOOR

Master Bedroom 5.58m x 5.41m (18'4" x 17'9"):

En-Suite 2.72m x 2.01m (8'11" x 6'7"):

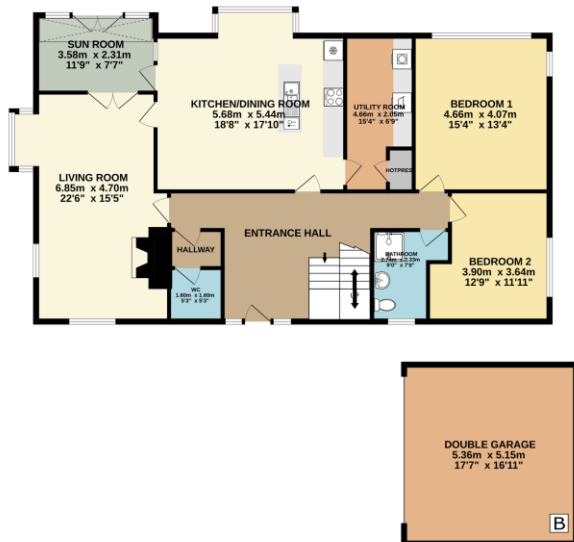
Bathroom 3.58m x 2.01m (11'9" x 6'7"):

Bedroom 3 4.35m x 3.58m (14'3" x 11'9"):

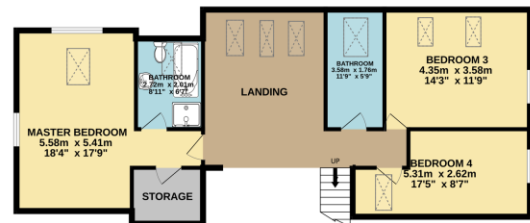
TOTAL FLOOR AREA: 247.5sq.m./2664 sq.ft.



GROUND FLOOR
162.8 sq.m. (1752 sq.ft.) approx.



1ST FLOOR
84.7 sq.m. (912 sq.ft.) approx.



TOTAL FLOOR AREA : 247.5 sq.m. (2664 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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