

REA

O'BRIEN COLLINS



Mature and beautifully presented four bedroom bungalow surrounded by over half an acre of landscaped gardens.

FOR SALE BY PRIVATE TREATY

Briongloid
Ballydonnell
Baltray
Co. Louth A92 HD59



LOCATION

Baltray, originally a small and scenic riverside fishing village situated on the north shore of the River Boyne estuary is probably best known today for its very own world class championship golf course. However, the village remains virtually unchanged since those early years with wonderful unspoilt dunes, natural wild fowl conservation areas, miles of untouched sandy beaches and quiet riverside walks where you can view the ships as they wend their way to and from the port. All of this and just a five minute drive from the busy bustling heritage town of Drogheda with its numerous amenities and excellent transport links into Dublin.

The well known picturesque village of Termonfeckin is just up the road where there is variety of local shops, cafe, pub, restaurants and state of the art newly built primary school.

DESCRIPTION

Briongloid is situated on the outskirts of Baltray Village just off the Termonfeckin Road in a small private enclave of just four individual homes. Built approximately 18 years ago to a very high spec by its current owners, it is a testimony to their attention to quality and design that it has matured into such a wonderful secluded family home surrounded by half an acre of landscaped gardens laid out in lawns and shrubbery with a sunny sheltered south west facing patio/deck to the rear. The exceptionally well appointed accommodation includes a very impressive central entrance hall at 16sqm which leads to the various reception rooms to the left and the separate bedroom wing to the right hand side. The hall itself is fully tiled with a feature decorative ceiling motif and guest cloakroom/wc off. The generous light filled more formal of the two sitting rooms to the front features an elegant cream marble fireplace as focal point. Behind this and also off the hall is the lovely timber kitchen painted in soft green hues with centre island/Breakfast bar, ceramic hob, built in eye-level ovens and tiled floor. From here, double glass panelled doors open into the bespoke dining room which in turn has sliding doors out onto the deck at the rear. An archway from the kitchen leads into the family room with its cast iron antique fireplace and built in wood burning stove. This is essentially the heart of the home with its triple aspect windows catching the sun all day and opening out onto the decking area and gardens beyond.



The bedroom wing of the house is also accessed from the entrance hall through one of the solid mahogany doors which ensure both privacy and quiet. There are four double bedrooms, all with en-suite and built in wardrobes. The master bedroom has a full bathroom including separate shower and a fully fitted walk in wardrobe. This room has the added benefit of direct access through sliding glass doors out on to the decking area. Outside, there is a gravel driveway which extends around the side of the house to the kitchen door, and on the other side is a good size standalone block built garden shed.

ACCOMMODATION

- Entrance porch. Tiled.
- Inner hall: 4.76m x 3/39m. Tiled floor.
- Guest wc/whb.
- Sitting room: 5.76m x 4.3m. Carpeted. Feature cream marble fireplace.
- Kitchen breakfast room: 4.31m x 4.52m. Centre island/breakfast bar. Eye level ovens. Electric hob. Tiled floor.
- Utility room: Plumbed for washing machine and dryer. Generous storage space. Door to back garden.
- Dining room: Off kitchen. Glass patio doors to deck.
- Family room: Antique cast iron fireplace with wood burning stove. Triple aspect windows overlooking gardens. Glass patio doors to decking.



Bedroom Wing.

- Bedroom 1: 4.03m x 2.93m. Carpeted. Built in wardrobe. Sliding glass doors out to deck.
- En-suite shower room. Fully tiled.
- Bedroom 2: 3.66m x 3.16m. (To front.) Carpeted. Built in wardrobe. Shared 'Jack and Jill' en-suite. Fully tiled.
- Bedroom 3: 3.45m x 3.22m. (To front.) Carpeted. Built in wardrobe. Shared en-suite with Bedroom 2.
- Master bedroom: 4.57m x 3.87m. Carpeted. Built in wardrobe. Sliding glass door to deck area.
- Full en-suite bathroom. Walk in dressing room, fitted and shelved.

Outside:

- Mature gardens extending to half an acre.
- Sheltered west facing deck.
- Block built garden shed.
- Outside tap.
- Gravel.



FEATURES

- Four double bedrooms all en-suite.
- Three reception rooms.
- Large mature west facing gardens.
- Presented in excellent condition.
- High amenity area close to beach and Golf Links.
- Pull down attic stairs. Partially floored.



SERVICES

- Mains water.
- Septic tank (mains available).
- Electric central heating (newly installed).
- Public bus transport service.





PRICE

Asking Price €595,000

VIEWING

By appointment

Contact the office at

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DIRECTIONS

Property located mid-way between the villages of Baltray and Termonfeckin approx. 4.5km east of Drogheda town. From Termonfeckin take the turn for Baltray. Travel past the primary school and the entrance to An Grianan. Brionglويد is approx. 500m further on the right hand side in a small cul de sac of just four houses.

For more photos of this property please go to WWW.REAOBRIENCOLLINS.IE

You can also view this property at WWW.MYHOME.IE
WWW.DAFT.IE

Walk-through video: https://youtu.be/z_6QWrdDRRA



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