




Raymond
Potterton

6 The Courtyard, Slane, Co. Meath C15 TF95

€275,000


BER E2





An exceptional 2 bedroom end terrace house located in a lovely courtyard setting in Slane Village. This property benefits from an end site in a perfect location in the Courtyard.

There are only 5 other houses in this little courtyard making this a truly and exclusive place to reside.

6 The Courtyard, Slane, Co. Meath C15 TF95

 715.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

Approached under an arch by gated vehicular and pedestrian entrances, there is parking on the cobblelock courtyard to the front of No 6. Externally this property is in keeping with the historic village of Slane with its pretty exterior with stone façade, limestone cills and vibrant red front door.

Internally this property will not disappoint. It has been upgraded recently and the entire property is modernly presented with many features such as panelling, coving, top quality kitchen, flooring and top quality sanitary ware throughout.

The back garden which has received so much attention is truly gorgeous. It is raised to the rear and completely landscaped with carefully selected colourful bedding plants, decorative stone, patio ideal for outdoor furniture, garden shed tucked to one side, original stone wall to the rear. The garden has a stepped approach and is accessed from both living areas in the property. There is no doubt this space is an extension of living space for the house.

Located in Slane Village this property clearly enjoys the local resources in the Village itself along with close proximity to the towns Navan, Drogheda, Ardee and Ashbourne. The property is within a 45 minute drive to Dublin City & Airport.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, 2 Bedrooms and Bathroom.

FEATURES

- Most attractive exterior with stone facade
- Limestone cills
- Exceptional interior décor throughout
- Entire property completely upgraded
- Fully alarmed
- Pumped shower
- Double glazed windows
- Communal yearly fee for PI, gates and lighting
- No management fee
- Gated courtyard in a quiet yet vibrant village setting
- Electric storage heating (all upgraded)
- Beautifully landscaped back garden





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, appliances and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

6'0" x 2'9"

With composite door, wooden flooring, paneling, coving and centrepiece.

Lounge

15'7" x 9'6"

Elegant dual aspect room with wooden flooring, feature limestone with granite hearth, high gloss cream Blacksmith solid fuel stove, coving, centrepiece and double doors with full glass panels to the rear garden.

Kitchen / Dining

16'1" x 9'3"

Another dual aspect room with a beautiful fitted kitchen, porcelain tiled floor and access to the rear garden. The kitchen comprises high gloss white built in wall units, granite worktop, mirrored black splash back, stainless steel sink and fully fitted with integrated dishwasher, Belling hob, extractor fan, Hotpoint electric oven and integrated fridge freezer.

Utility

7'4" x 2'11"

With built in floor units, porcelain tiled flooring, washing machine and tumble dryer.

Landing

With carpet, hotpress, paneling, coving and stairs to attic storage.

Bedroom 1

13'0" x 9'6"

With wooden flooring, built in wardrobes, coving and centrepiece.

Ensuite

5'9" x 4'0"

With tiled flooring and walls, w.c., w.h.b. with vanity unit and shower.

Bedroom 2

12'4" x 9'10"

With wooden flooring, built in wardrobes, coving and centrepiece.

Bathroom

6'3" x 5'6"

With tiled flooring partly tiled walls, w.c., w.h.b., Double shower with rain head shower attachment.

DIRECTIONS

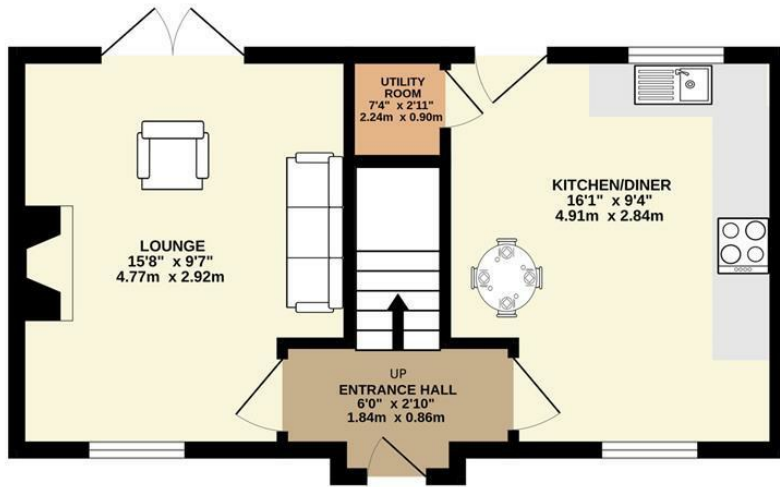
From Dublin travel along the N2 into Slane Village. In the Village turn right onto the N51 and the property is located in the Courtyard on the right hand side identified by our for sale sign.

C15 TF95

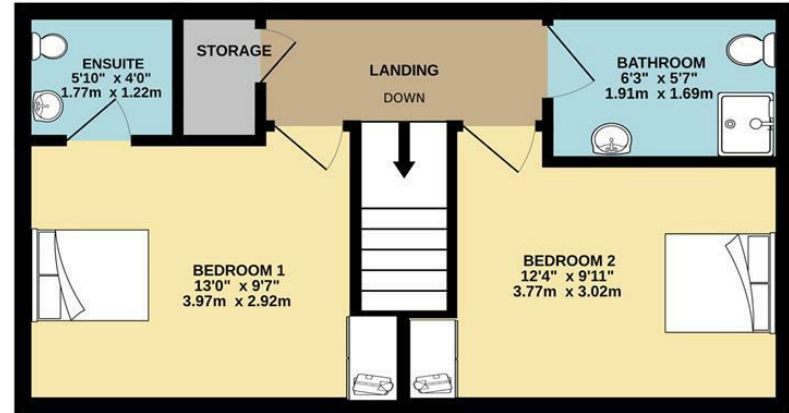


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 715sq.ft. (66.4 sq.m.) 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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