

REA

O'BRIEN COLLINS



Fine double fronted 4 / 5 bedroom family home (approx. 147.5 sqm) overlooking mature open green area; private garden to rear.

FOR SALE BY PRIVATE TREATY

6 The Park
Millmount Abbey
Drogheda
Co Louth A92 F5PT
Asking Price €415,000



BER C1



W: WWW.REAOBRIENCOLLINS.IE
E: INFO@REAOBRIENCOLLINS.IE

CALL NOW ON +353 (0) 41 9875444
PSRA LICENCE NO: 003766

DESCRIPTION

No 6 The Park has an enviable setting within Millmount Abbey with its private rear garden and overlooking a large mature open green area to the front. Approached via a large cobblelock driveway with parking for 2 – 3 cars, the front door opens into a hallway with a reception room / 5th bedroom immediately to the right. Across the hallway, double glass panelled doors open into a generously proportioned sitting room complete with picture window and fireplace (gas inset) acting as a central focal point. Double doors connect to a dining space which, in turn, opens into a stylish light-filled kitchen extension with feature vaulted ceiling incorporating several skylights. There is an excellent range of contemporary units with appliances including oven, microwave over, gas hob & extractor canopy, American style Samsung fridge freezer and very handy Fisher & Paykel double drawer dish washer. Double patio doors lead out to a private terrace / rear garden. Off the kitchen / dining, there is a further reception room also with double doors to the garden. A utility room off is plumbed for a washing machine & dryer and provides useful storage space and has a side door to the garden / front. A guest toilet completes the ground floor accommodation.

Upstairs there are 4 bedrooms, two of which have generous built-in wardrobe (BIW) storage. The main bedroom has an ensuite shower room (electric shower, wc & whb) with tiled floor & part tiled walls. The family bathroom (wc, whb & bath with mains shower) has a tiled floor and wet areas. The hot press is shelved for storage and there is access to attic with additional storage potential. Outside, the good-sized rear garden is exceptionally private and features a raised bed with mature bamboo and flowering plants. There is a paved terrace and two sets of patio doors connecting to the house.

LOCATION

Millmount Abbey is an ideal location for young families seeking a home in a quiet established residential neighbourhood in a convenient southside location. With good accessibility to the town centre and within walking distance of the town's mainline train station, there is also good access to the M1 enabling easy commuting times to Dublin city, the Airport and the M50. Local shopping, medical, café & restaurant offerings are to be found at the nearby Bryanstown Neighbourhood Centre. In addition, there is a choice of primary and secondary schools within 5 – 10 minutes' walk from Millmount Abbey.



FEATURES

- Contemporary light-filled kitchen extension with feature vaulted ceiling & double doors to private terrace /garden.
- Engineered semi-solid wooden floors with walnut finish to ground floor reception rooms. Travertine style flooring to kitchen / dining.
- Generously proportioned accommodation with choice of 4/5 bedroom or 2/3 reception room layout.
- Large cobblelock front driveway offering generous parking.

Services:

- Mains water & sewerage.
- Gas fired central heating.
- Good broadband connectivity.
- Secure Watch alarm system.

ACCOMMODATION

GROUND FLOOR

- Entrance hall; double glass panelled doors to:
- Sitting room: 4.96m x 3.76m; fireplace (gas inset); double doors to:
- Dining: 3.77m x 3.38m opening to:
- Kitchen: 4.28m x 3.22m; feature vaulted ceiling with skylights; contemporary fittings with plentiful storage and kitchen appliances; double patio doors to terrace & garden.
- TV room: 3.91m x 3.68m; double patio doors to rear garden.
- Utility room: 1.874m x 2.25m; plumbed for washing machine & dryer; storage space & side door to garden / front.
- Guest toilet: wc & whb.
- Reception room 3 / Bedroom 5: 4.45m x 2.31m.

FIRST FLOOR

- Main bedroom: 4.47m x 3.51m; built-in wardrobes (BIW). Ensuite shower room: 2.52m x 1.07m; wc & whb & electric shower; tiled floor & part tiled walls.
- Bedroom 2: 2.85m x 2.83m.
- Bathroom: 2.24m x 1.87m; bath, wc & whb; tiled floor & part tiled walls.
- Bedroom 3: 3.85m x 3.15m; BIW; TV point.
- Bedroom 4: 3.27m x 2.5m.
- Hot press: shelved for storage.
- Access to attic for additional storage.





PRICE

Asking Price €415,000

VIEWING

Strictly by appointment

Contact the office:

REA O'Brien Collins
John Street | Drogheda | Co Louth

t +353 (0)41 987 5444

e: info@reaobriencollins.ie

www.reaobriencollins.ie

DIRECTIONS

Use Eircode: A92 F5PT

Drive into Millmount Abbey & take the first estate road on the left just before the large open green – No 6 is half way along on the left hand side.

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

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

BER: C1 – 117311084

Walk-through video tour: <https://youtu.be/WEYiGjCEXg4>



REA | REAL ESTATE ALLIANCE.IE

Disclaimer: O'Brien Collins Property Consultants for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that: (i) The particulars set out as a general guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct, but any intending Purchaser or Tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No persons in the employment of REA O'Brien Collins have the authority to make or give representation or warranty whatever in relation to this property.

