



Loreto, Nobber, Co. Meath A82 KD23

€345,000








Loreto, Nobber is an amazing 3 bedroom house extending to c. 88 sq.m. on a spacious site of c 0.5 acres located on the outskirts of Nobber Village.



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 947.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

This property is a superb property with single storey to the front and a split level to the rear providing lovely view from the kitchen to the rear and offering lots of storage / utility to the rear on ground level. The property is located in a quiet cul de sac location with the football pitch to the rear leaving the residence not overlooked.

The gardens are beautifully landscaped with carefully manicured lawns bound with a low wall and decorative stone to the front and a large lawn to the rear with a concrete pad suitable to place a shed or patio area. The property has a tarmac driveway offering load of parking.

Internally this property will not disappoint as the current owner have upgraded and enhanced the residence with modern flooring, tiling and new bathroom. There are new windows to the front and door.

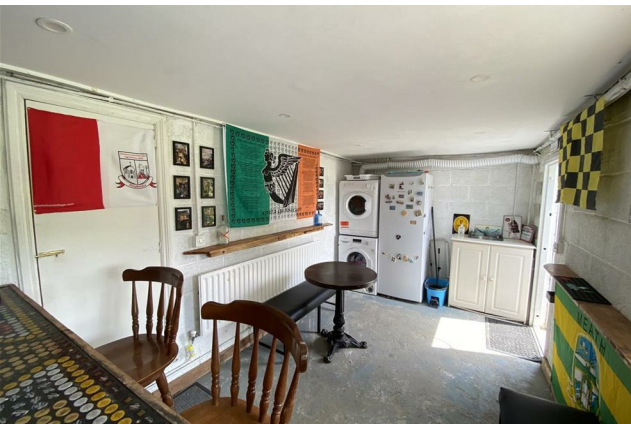
Location is excellent and within walking distance of Nobber with all local amenities, along with the primary and secondary schools and football club adjacent to the property. The property enjoys easy access to Navan, Slane, Ardee, Kells and Kingscourt. Sillian Tours operate an excellent daily regular bus service to Dublin with pick up outside the property.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, 3 Bedrooms and Bathroom. Split level Storage, Storage / Utility, Outdoor w.c., Workshop and Steel Shed.

FEATURES

- Lovely countryside location
- Excellently presented throughout
- Modern décor
- New front door
- New front windows
- Oil fired and solid fuel central heating
- Attic and floors reinsulated
- Private Sewerage
- Mains Waters





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, integrated fridge freezer and dishwasher are included in the sale.



ACCOMODATION

Entrance Hall

19'3" x 6'2"

With composite door with glass insert and side panels, wooden flooring with tiled foot well.

Lounge

15'7" x 11'11"

Dual aspect room with wooden flooring, feature limestone fireplace with granite insert and hearth, firebird solid fuel stove (back boiler), coving and TV point.

Kitchen

15'7" x 10'10"

With wooden flooring, built in wall and floor units with dark worktops, splashback tiling, integrated fridge freezer, oven, hob, extractor fan, dishwasher and door to the side.

Bedroom 1

12'5" x 9'8"

With carpet and built in hotpress / storage.

Bedroom 2

11'1" x 9'11"

With wooden flooring.

Bedroom 3

11'8" x 9'2"

With wooden flooring.

Bathroom

9'10" x 6'5"

With tiled flooring, tiled walls, w.c., w.h.b., double shower and bath.

Storage / Utility

16'11" x 8'0"

Plumbed for washing machine, sink unit. Door to underground storage area. Boiler House.

Workshop

14'11" x 10'2"

With built in bench and electricity.

Outside w.c.

With w.c. and w.h.b.

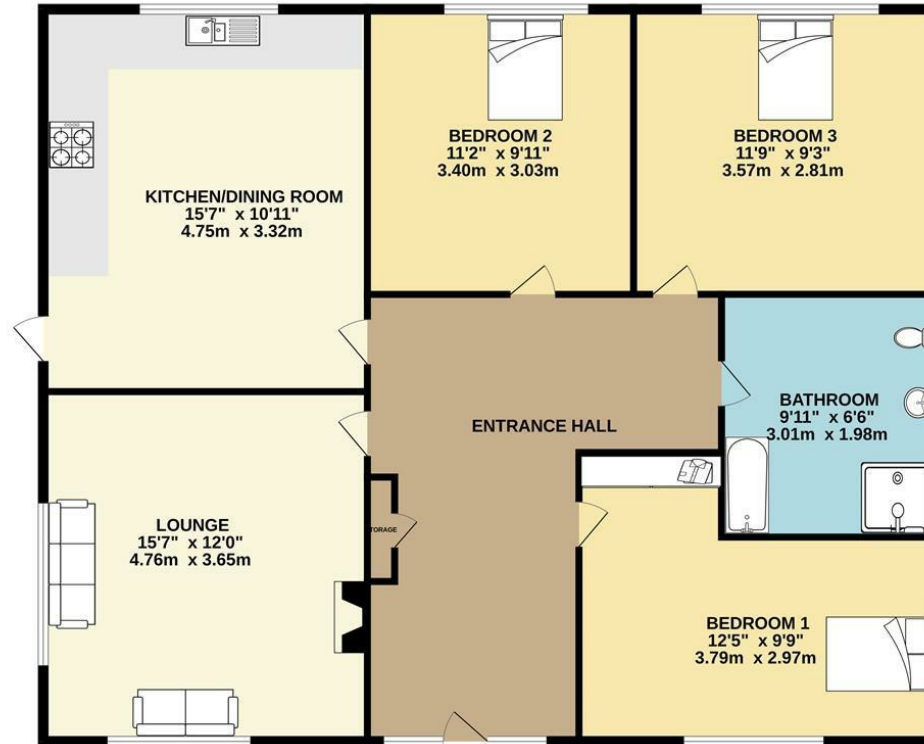
EIRCODE

A82 KD23



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 947sq.ft. (88.0 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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