





A superbly finished private residence set on c. 1 acre with stunning views of the surrounding country side.





Patrickstown, Ballinlough, Co. Meath A82 R5F1



2088.00 sq ft



5



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INTRODUCTION

Very conveniently located in a pleasant peaceful countryside location with Lough Crew on your doorstep and yet just 7 km from Oldcastle and 15 mins drive to M3 motorway at Kells.

This stunning family home has amazing views as far a field as the Dublin mountains from the rear of the property and the rolling hills of Lough Crew to the Front.

This family home has been constructed to the highest standards and features bright and spacious living accommodation throughout.

Accommodation on ground floor briefly consists of an Entrance hall, Reception room, Study, Downstairs bedroom and ensuite a stunning fully fitted south-facing kitchen/dining room, which provides stunning views, utility room which benefits from built in wall and floor units, & guest wc.

On the first floor we have a stunning bright landing with access to the main family bathroom and three bright large double bedrooms with the master bedroom benefiting from a large walk in wardrobe and ensuite.

The grounds feature a large haybarn, block built shed divided into three units, two gated entrances, ample gardens, feature driveway and the site is surrounded by evergreen mature hedgerow.

FIXTURES & FITTINGS

The sale includes all flooring, , blinds, light fittings, and appliances

FEATURES

- Bright & Spacious Living Accommodation of C.194sq.m
- Stunning Views
- Excellent location
- Dual entrances
- Mature Private Site of 1 Acre
- Close to M3
- Own well recently upgraded
- Double glazed Windows throughout
- Under floor heating on first floor
- Fully Alarmed
- Septic tank
- Oil heating
- Ready to go

ACCOMMODATION

Entrance Hall

With Tiled flooring, pvc front door with glass insert, two side glass panels, alarm and spot lighting.

Lounge

15'5" x 10'6"

With wooden flooring, Open fireplace and double doors to rear

Reception room

9'8" x 14'8"

With wooden flooring

Kitchen / Dining

22'11" x 16'4"

With Tiled flooring, built in wall to floor units, oven, hob, extractor fan, Stainless steel sink, dishwasher, double doors to rear and spot lighting







Utility

6'5" x 10'1"

With tiled flooring, built in wall to floor units, stainless steel sink and washing machine.

Downstairs bedroom

9'9" x 14'7"

With wooden flooring

W.C.

5'1" x 10'5"

With tiled flooring, w.c. and w.h.b

Landing

With wooden flooring and hot press



Bedroom 1

15'3" x 18'7"

With wooden flooring

Ensuite

5'2" x 9'11"

With tiled flooring, w.c., w.h.b and shower

Walk in wardrobe

6'6" x 10'1"

With wooden flooring and built in units

Bedroom 2

11'10" x 14'9"

With wooden flooring and built in wardrobes

Bedroom 3

12'9" x 14'8"

With wooden flooring

Bedroom 4

6'5" x 9'11"

With wooden flooring

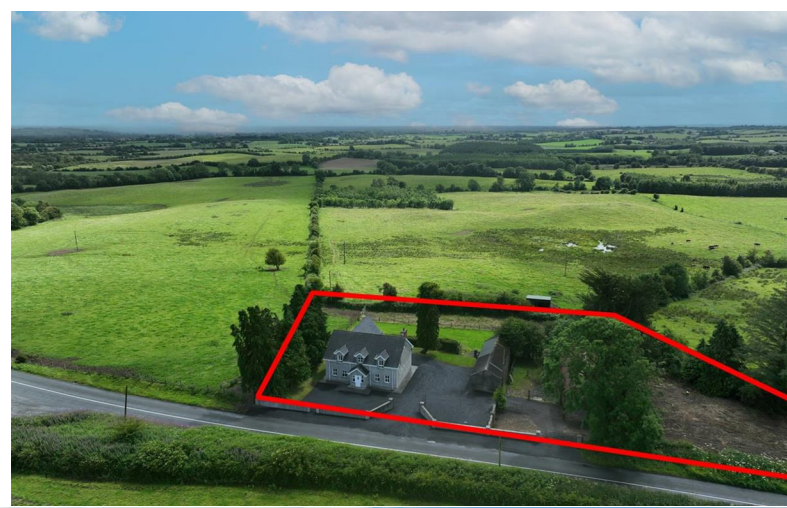
Bathroom

7'9" x 10'5"

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

DIRECTIONS

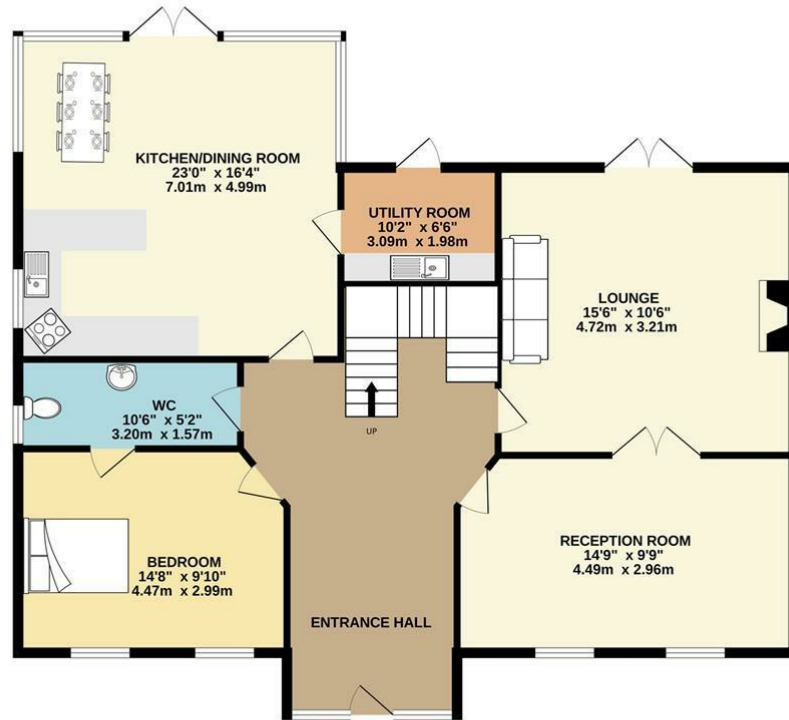
A82 R5F1



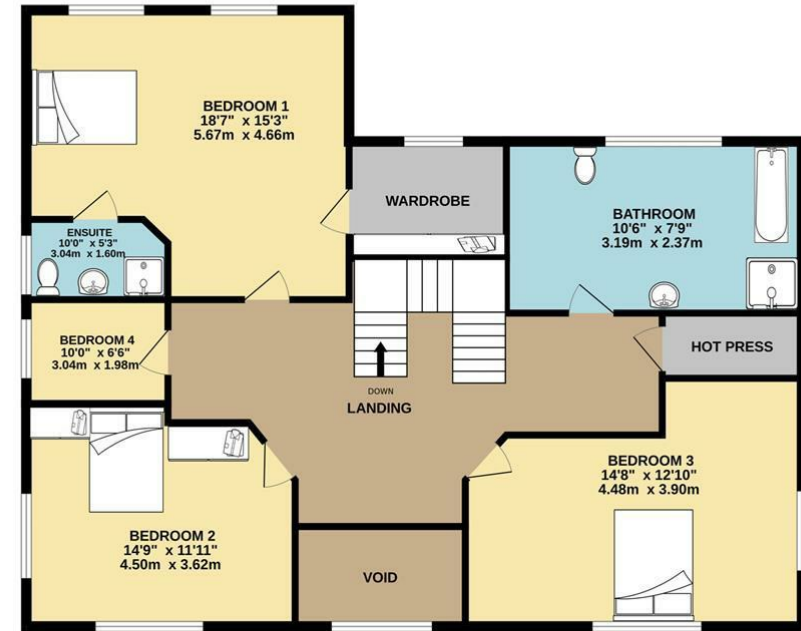


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2088sq.ft. (194.0 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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