

For Sale

By Private Treaty

AMV

€665,000

grimes<sup>®</sup>



4 Bedroom Detached Home – c. 206 sqm / 2217.37 sqft

FOR SALE BY PRIVATE TREATY

'Derravaragh'

Minnistown Road

Bettystown

Co Meath

A92 KV96

BER B3

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## DESCRIPTION

Grimes are delighted to introduce 'Derravaragh' in Bettystown to the market. Perfect for a growing family, 'Derravaragh' offers an excellent opportunity to purchase a beautiful expansive property that stands on manicured gardens of approximately 0.36 acres. Built in 1976 'Derravaragh' is ideally located on the much sought after Minnistown Road. Derravaragh is located within easy access to an array of amenities such as restaurants, bars, coffee houses, supermarkets (Tesco, Lidl & Aldi) and the stunning Bettystown / Laytown beach.

This wonderful property has been meticulously maintained over the years and is tucked away on a private and secluded site with the benefit of off-street parking for numerous cars via electric gates boasting a sunny west facing front garden and an east facing rear garden.

This coastal town is well served by an excellent selection of schools, sporting and recreational facilities. These include East Meath United Football club, St. Colmcilles GAA club, Laytown & Bettystown Golf Club & Tennis Club. Dublin Airport is only 25 minutes' drive and a regular bus service from Bettytown to Dublin is available. Laytown Train station also provides fantastic transport options to Dublin and Drogheda. Accommodation briefly comprises of a large Living Room, Reception Room, Dining Room, Kitchen, Utility Room, Office, 4 Large Bedrooms an en suite and a Family Bathroom.

## ACCOMMODATION

|                                    |  |
|------------------------------------|--|
| Entrance Hallway:<br>6.61m x 4.07m | Bright entrance hall with wood laminate flooring.  |
| Family Room:<br>4.33m x 3.45m      | Sitting Room with electric fire, double doors to small decking area to the front, carpet flooring.   |
| Living room:<br>4.80m x 6.70m      | Located to the front of the property with carpet flooring, beautiful stone feature fireplace and two large window to the front of the property.                                    |
| Kitchen:<br>7.12m x 6.59m          | Built in kitchen with undercounter lighting, tiled counter area and integrated appliances. Tiled floor, spotlights and double doors leading to the large sunny east facing garden. |
| Utility room:<br>3.55m x 2.15m     | Tiled floor, plumbed for washing machine and storage units   |
| Dining Room :<br>3.56m x 5.23m     | Bright dining room off the kitchen with wood laminate flooring   |
| Office / Bedroom<br>2.18m x 3.74m  | Currently used as an office with wood laminate flooring  |
| Master Bedroom<br>4.55m x 3.86m    | Carpet flooring and walk in wardrobe   |
| Bedroom 2:<br>3.67m x 3.22m        | Large double room located to the front of the property with Carpet flooring, fireplace, sink and storage units   |
| Bedroom 3:<br>4.81m x 3.39m        | Large double room located to the front of the property to the front of the property with carpet flooring   |
| En-suite:<br>2.45m x 1.11m         | WC, WHB, walk in shower, tiled floor and surround  |
| Bedroom 4:<br>3.56m x 4.01m        | Located to the rear of the property with carpet flooring   |
| Family Bathroom:<br>1.96m x 2.76m  | Bright spacious family bathroom with bath, walk in shower, WC and WHB. Tiled floor and walls, large window for ventilation.  |



## FEATURES

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- Beautifully presented 4-bedroom detached home
- Oil fired central heating
- Solar panels contributing to significant savings in electricity with a B3 Rating
- A very private site tucked away off Minnistown Road
- Superb location close to all amenities and a few minutes' drive to the beach
- Large, landscaped West facing front garden / large East facing rear garden
- Ample off street parking accessed via electric gates.
- Excellent choice of shops, schools and sports clubs close by
- Good transport connectivity to Drogheda, Dublin City Centre, Dublin Airport and the M1 & M50

## IMAGES

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## PRICE

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AMV €665,000

## VIEWING

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By appointment only  
Negotiator: Louise Shannon

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

## THINKING OF SELLING YOUR PROPERTY?

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Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

99 Strand Street, Skerries, Co Dublin, K34 R278

T: 01-8490129  
M: 086 0493117  
E: [louise@grimes.ie](mailto:louise@grimes.ie)

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.75% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3%** cash back for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)

**EBS**

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E: [alacogue.daly@mail.ebs.ie](mailto:alacogue.daly@mail.ebs.ie)  
E: [robert.grimes@mail.ebs.ie](mailto:robert.grimes@mail.ebs.ie)  
T: (01) 8490129