



4 Bedroom semi-detached home – c.137m² / 1,475 ft²

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9 The Heights
Oldbridge Manor
Drogheda
Co Meath
A92 Y9VH



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Grimes are delighted to launch 9 The Heights in Oldbridge Manor to the market. Oldbridge Manor is a beautiful development on an elevated site with stunning views across the countryside towards Oldbridge House and Gardens and to the Mary Mc Alesse bridge. No 9 is presented in pristine condition throughout and offers superior accommodation within walking distance of educational, recreational and retail amenities. Oldbridge House and visitor centre is easily accessed via the beautiful Boyne Greenway which stretches over 4.5km from Oldbridge House to the Bridge of Peace in Drogheda and is just minutes from your front door. Accommodation briefly comprising of entrance hall, living room, kitchen/dining room, guest WC and utility room. Upstairs there are 4 bedrooms (master en-suite) and a family bathroom. Outside to the front a paved driveway provides ample off-street parking and has the benefit of an EV charging point. The east facing rear garden can be accessed via the covered side entrance and has a beautiful paved patio area ideal for dining al fresco.

Drogheda town has a host of amenities including bars, restaurants, cafes and retail outlets. Drogheda bus & train stations offer commuter services to the City Centre. The M1 is only a few minutes from the property offering easy access North or South bound.

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Entrance Hallway: 2.04m x 5.87m	Bright welcoming entrance hallway with wood floor and under stair guest Wc
Living room: 4.26m x 4.55m	Spacious living room to front of property. Wood flooring.
Kitchen: 6.39m x 8.42m	Bright kitchen with fitted units, Kitchen Island, integrated appliances and wood flooring. Double doors to the rear garden.
Laundry Room: 2.57m x 1.68m	Plumbed for washing machine & additional storage
Guest Bathroom: 1.58m x 1.82m	WC, WHB, tiled flooring
Landing: 2.35m x 4.76m	Access from landing to all four bedrooms, family bathroom & attic
Family bathroom: 3.94m x 1.70m	WC, vanity unit and bath with shower attachment. Tiled flooring and wet areas.
Master Bedroom: 3.94m x 3.77m	Located to the rear of the property, this large double bedroom has built in wardrobes and an en-suite. Carpet flooring
En-Suite: 2.80m x 1.05m	With WC, WHB and shower. Tiled flooring
Bedroom 2: 3.94m x 4.59m	Large double room located to front of property with carpet and fitted wardrobes
Bedroom 3: 2.75m x 2.90m	Single room located to front of property with carpet flooring
Bedroom 4: 2.66m X 2.66m	Single room located to the rear of the property with carpet flooring

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- A rated condensing Samsung heating system.
 - Beautifully presented property in walk in condition.
 - Beautiful countryside views to the front.
 - Stunning location in exclusive development.
 - Ample off-street parking to the front with EV charging point.
 - Large East facing rear garden with side entrance and patio area.
 - Excellent location within a highly sought after development.
 - No 9 is still covered by the Homebond 10 year guarantee.
 - Attic access via pull down ladder.
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AMV €395,000

VIEWING

By appointment
Sandra Andrews

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?

We at Grimes, Skerries would be delighted to offer you a FREE Valuation of 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

E: sandra@grimes.ie

& 21', 7, 216 72 % (Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.55% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) 2 U % cash back for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2024.

% DFN LQ & DVK DW **Grimes** 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)

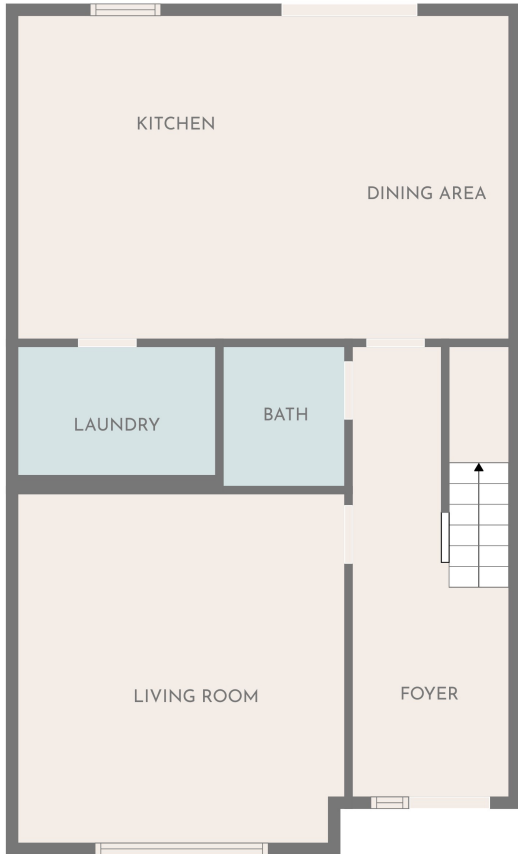
% DFN LQ & DVK DW **Grimes** will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)

EBS d.a.c. is regulated by the Central Bank of Ireland.

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FLOOR 1



FLOOR 2

