

10 The Lawn
Roseville
Bettystown
County Meath

FOR SALE BY PRIVATE TREATY

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10 The Lawn, Roseville Bettstown Co Meath REA Grimes are delighted to present to the market 10 The Lawn, Roseville. Situated in the picturesque village of Bettystown, this four bedroom semi-detached home is close to all the amenities a seaside location can offer.

Roseville is located only a stone's throw away from a multitude of outdoor pursuits including the famous Laytown & Bettystown link course, lake and sea fishing, horse riding and plenty more and Bettystown beach is only a two minute walk. Roseville is located within easy reach of many towns and communities neighbour to Drogheda with many shopping centres, southerly villages include Portmarnock, Malahide, Swords and Sutton also providing superb shopping and sublime restaurants. Dublin city centre is easily reached by road, rail or bus.

Accommodation briefly comprises entrance hallway, downstairs WC, open plan kitchen/ dining area and large living room, four large bedrooms with master ensuite and family bathroom. Roseville is a popular location and No.

10 The Lawn is sure to attract interest.

For more information or to arrange a viewing please contact Lynn Lynagh REA Grimes on 01 835 0392 or email lynn@reagrimes.ie.

ASKING PRICE: €160,000

REA GRIMES

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For Sale By Private Treaty 10 The Lawn, Roseville, Bettystown, Co Meath

- Superb seaside location
- Natural Gas Central Heating
- High quality internal specification
- Viewing a must!

Viewing: Please contact us to arrange an appointment. We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturdays phone: 018350392 or email lynn@reagrimes.ie

IMAGES



DIRECTIONS

Taking the M1 Northbound, exit at Junction 7. At the roundabout, take the 3rd exit onto the R132. At the next roundabout, take the 1st exit onto the R132, signposted Julianstown. Continue straight entering into Julianstown village. Take the first turn right, onto the R150, signposted Laytown. Continue straight, entering into Laytown village. Continue straight on the R150 until you reach Bettystown. Turn left and continue straight down. Entrance to Roseville is on the right hand side. Take the first right and Number 10 is on the right hand side. See REA Grimes FOR SALE sign.

ACCOMMODATION

Entrance Hallway:	Bright and spacious entrance hallway with wooden flooring, skirting and decorative coving.
Living Room: 5.864 m x 4.518 m	Located to the front of the property, this spacious sitting room has laminate wood flooring, feature fireplace with gas insert and a large window providing plenty of natural light.
Kitchen: 4.668 m x 3.030 m	Modern fitted kitchen with presses at floor and eye level providing ample storage. Integrated oven, hob, extractor fan, dishwasher and fridge freezer. Tiling to floor and over counter.
Dining Area: 4.171 m x 3.370 m	A large dining area with plenty of natural light. Comes complete with tiled floor and patio doors providing access to the garden.
Utility: 1.485 m x 1.359 m	Plumbed for washing machine with shelving offering additional storage space. A back door provides access to the back garden.
Downstairs W.C.: 1.570 m x 1.495 m	W.C., w.h.b, tiling to floor and splashback area. A window provides natural ventilation.
Landing: 3.760 m x 3.094 m	Stairs with neutral fitted carpet leading to landing area with hotpress.
Bedroom 1: 4.714 m x 3.155 m	Double bedroom located to the front of the property with carpet flooring and built-in wardrobes.
En-suite: 2.351 m x 1.179 m	W.C., w.h.b and shower. Tiled floor and splash back area.
Bedroom 2: 3.870 m x 3.252 m	Double bedroom with carpet flooring and built-in wardrobe, located to the back of the property.

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Mortgage Advice Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.



Have you spoken about your Mortgage Options?

Please contact Robert Grimes QFA in
EBS Ashbourne on 01 8350392 or e-mail ashbourne@mail.ebs.ie
We will meet you at a time that suits you Early or Late.

Legal Information: Paul Grimes & Assoc Ltd T/A REA GRIMES and the Vendor/Lessor give notice that: 1. These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or miss deception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. 5. Neither the Vendor/Lessor nor Paul Grimes & Assoc Ltd T/A REA GRIMES nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transactio