

“Tuskar Lodge”

Rolestown
County Dublin

FOR SALE BY PRIVATE TREATY

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GRIMES



ASKING PRICE: €490,000

Tuskar Lodge, Rolestown, Co Dublin Tuskar Lodge is a superb 6 bedroom detached house on c. 0.22 Ha (c. 0.54 acres) with a high quality finishes throughout set amid stunning countryside. Located just minutes from the new school, creche and church in Rolestown village and closeby to schools in Oldtown and Ballyboughal. It's ideal for active families with Fingal Ravens GAA and Hawthorn Stables as neighbours. Just c.7 km from Swords and c.8 km from Ashbourne, this is the perfect opportunity to escape to the country while still remaining close to all amenities. Accommodation briefly comprises entrance hallway, kitchen/ dining, sunroom, formal dining room, living room, downstairs W.C., utility room, double bedroom with en-suite and study/home office. On the first floor there are four large bedrooms, two with en-suite and two with a shared en-suite. Outside the boundary is fenced and hedged with mature trees, with a large workshop with double door access, boiler house with water tank and storage area and 6 stables/storage.

A house of this quality won't stay on the market long so viewing is highly recommended.

For more information or to organise viewing please contact:

Lynn Lynagh REA Grimes 01 835 03 92 email: lynn@reagrimes.ie

REA GRIMES

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For Sale By Private Treaty Tuskar Lodge, Rolestown, Co Dublin

- O.F.C.H.
- New Biocycle waste treatment
- Pressurised pump system throughout
- Mains water
- Outside Tap

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 dermot@reagrimes.ie / lynn@reagrimes.ie

IMAGES



BER

BER: TBC
BER No:
Energy Performance Indicator:



DIRECTIONS

Located on the Swords to Ashbourne road, take the turn signposted Rolestown Church/Fingal Ravens Continue straight and at the T- Junction take a left and follow the road for approx. 1 km. The house is on the left hand side, see Tuskar Lodge on the entrance wall and REA Grimes FOR SALE sign.

ACCOMMODATION

Entrance:	Approaching the house with stunning countryside views, enter through wooden gates to the driveway with gardens to the left and right featuring mature trees with boundary fences and hedging. Feature entrance porch complete with external lights.
Hallway: 4.793 m x 1.499 m & 6.888 m x 1.000 m	Enter through front door into an L-shaped open plan hallway with solid wood flooring, decorative coving and recessed lighting.
Formal Dining Room: 3.967 m x 3.029 m	Large formal dining room located to the front of the property with solid wood flooring, decorative coving, recessed lighting and comes complete with feature inset fire.
Kitchen/ Dining Room: 5.371 m x 4.122 m	Overlooking the gardens to the side of the house, this large country style kitchen comes complete with presses at floor and eye level offering plenty of storage and tiling to floor and over counter. Features include a Rangemaster, extractor fan, integrated fridge and dishwasher, which are all included in the sale. Chrome sockets, decorative coving and wood panel effect in the dining area complete this welcoming kitchen/ dining room.
Sun Room: 5.232 m x 3.775 m	Situated off the kitchen/ dining room at the back of the house, this bright room offers plenty of natural light with wrap around windows, solid wood flooring, decorative coving and recessed lighting. A perfect room to enjoy your surroundings.
Living Room: 5.376 m x 4.239 m	Featuring a bay window overlooking the front of the house, this large room comes complete with solid wood flooring, decorative coving, recessed lighting, natural skirting, t.v. point and a feature fireplace with wooden surround and open fire.
Back Hallway: 3.389 m x 0.965 m	Tiled floor and useful downstairs storage and a back door to access the garden.
Downstairs W.C.: 1.711 m X 1.047 m	Fully tiled with w.h.b. and W.C.
Utility Room: 3.233 m x 2.351 m	This is a large room with built-in storage presses, window providing ventilation, tiled floor and plumbed for washine machine.
Bedroom 1: 3.444 m x 3.012 m	Located on the ground floor to the front of the house this is a double room with built-in wardrobes, carpet flooring, decorative coving and feature chrome centre light fitting.
En-suite: 2.100 m x 1.000 m	Fully tiled with W.C., w.h.b. and shower cubicle.
Bedroom 2/ Study/ Home Office: 3.643 m x 3.046 m	A double room located on the ground floor overlooking the back garden, which comes complete with carpet striped flooring, decorative coving, built-in storage presses and french doors providing access to the garden.
Master Bedroom: 7.542 m x 3.879 m	Extra large bedroom which runs from the front to the back of the house, with windows providing plenty of natural light. Laminate wood flooring and recessed lighting with energy saving light bulbs.
En-suite: 3.060 m x 2.685 m	Large en-suite which is fully tiled with W.C., w.h.b. with vanity unit, pump shower, towel rail and comes complete with corner jacuzzi bath. A large window offers ventilation and natural light.
Landing: 8.068 m x 1.075 m	Carpet flooring with recessed lighting and useful storage press.
Bedroom 4: 3.939 m x 3.106 m	Located to the front of the property with stunning countryside views with laminate flooring, recessed lighting and feature light fitting.

En-suite: 1.972 m x

W.C., w.h.b and shower cubicle. Tiled floor to ceiling with velux window offering natural light and storage area.

Bedroom 5: 4.816 m x 3.473 m

A large double bedroom with bay window, laminte wood flooring, natural wood skirting, recessed lighting and feature light fitting.

Bedroom 6: 4.912 m x 3.861 m

An extra large double bedroom located to the back of the property with two velux windows, carpet flooring, recessed lighting and feature light fitting.

En-suite: 4.122 m x 2.308 m

This en-suite has access from both Bedroom 5 and Bedroom 6 and comes complete with W.C., w.h.b., bath and double shower. Fuly tiled floor to ceiling with a window to the side offering ventilation.

Outside:

Patio area with feature stone walls and seat and a mix of paths and stone. There is also a side entrance and access to a large workshop with double door access, large boiler house with water tank and storage, 6 stables/storage and security light.



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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.

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