

### Bedroom 3 3.6m x 3.5m

Double bedroom with built in wardrobes and carpet flooring.

### Bathroom 2.6m x 2.1m

With a bath and a separate shower unit, WC, wash hand basin, half tiled walls, tiled around the bath.

### Rear Bedroom 3.7m x 3.4m

Double bedroom with carpet flooring and built in wardrobes.

### Landing

With carpet flooring and access to hot-press.

### Outside

**Front** – Paved driveway, maintenance free garden, walled with gate access, mature shrubbery and plants. Border decorative stones. Wrought iron gates and natural stone walls.

**Rear** – walled garden with a grass area, decking, mature plants and a Barna shed.

### Features

Detached with 2 side entrances

Fully Alarmed

Immaculate condition throughout

Enclosed front & rear garden

Not overlooked to the front

4 Double bedrooms



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## For Sale by Private Treaty

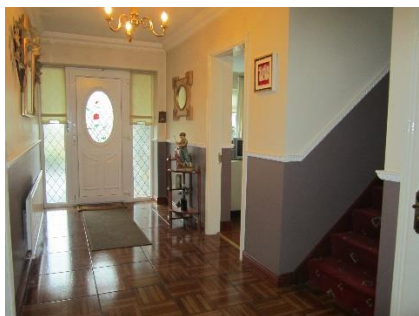
Guide Price: €295,000



THE STEEPLES  
DULEEK  
COUNTY MEATH

Floor Area 157 sqm

BER C1



This detached four bedroom property comes to the sale market in immaculate condition throughout. Not over looked to the front, this property has both a front and rear garden along with two side entrances.

This property will be sure to create a stir given its bright and well proportioned accommodation along with its location within the popular area of Duleek in County Meath. From the beginning you will not fail to be impressed by this superb family home.

The M1 motorway is a few minutes' drive from the subject property. Viewing is a must to appreciate what this property has to offer potential purchasers.

## Accommodation

**Hall** **5.4m x 1.9m**

Bright spacious hallway with a tiled floor, coving and a dado rail.

**WC** **1.8m x 0.7m**

With tiled floor, wc, wash hand basin and picture window.

**Living Room** **5.7m x 3.9m**

Large bright room with a bay window, wooden flooring, a feature fire place with a wooden surround.

**Dining Room** **3.9m x 3.6m**

With wooden flooring and coving, patio door

leads to the rear garden and a door to the kitchen.

**Front Sitting Room** **5.0m x 2.8m**

With wooden flooring and a tv point.

**Kitchen** **5.6m x 4.5m**

Fully fitted wooden wall and floor units, tiled floor and tiling in between the units, stainless steel sink, oven, hob and extractor fan, plumbed for a dish washer and a fridge/freezer, door to the utility room.

**Utility Room** **2.3m x 1.6m**

With tiled flooring and plumbed for washing machine. Door leads to the rear garden and side entrance.

## Upstairs

**Bedroom I** **3.1m x 3.9m**

Double room with carpet flooring and built in wardrobes

**Master Bedroom** **4.8m x 3.3m**

With wooden flooring, extensive built in wardrobes, bay window.

**Ensuite** **2.5m x 1.0m**

With tiled flooring, WC, wash hand basin and an electric shower, tiled splash back and tiled around the shower area. Window to the side.