

# Residential

**Coonan**  
PROPERTY



## 3 The Way, Dunboyne Castle, Dunboyne, Co. Meath

To register a bid on this property, please visit [coonanlive.com](https://coonanlive.com)

- Well presented 3 bed semi detached home extending to approx. 105 sq.m
- Comprises main hallway with understairs storage, open plan kitchen/dining room, living room, ground floor wc, 3 bedrooms inc. master ensuite and main bathroom
- Gas fired central heating, C1 BER
- Great location in the sought after Dunboyne Castle development within walking distance of Dunboyne village and all local amenities
- Easy access to M3 motorway and Dunboyne train station

3 bedroom  
Semi-Detached  
approx. 105 sq.m

Guide Price:  
**€330,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Hallway	5.26m x 1.86m	Laminate flooring, coving, alarm panel, light fitting and under stairs storage.
Living Room	5.41m x 3.22m	Laminate flooring, feature fireplace with granite hearth and gas fire insert, coving, light fitting, t.v. point and double doors leading to kitchen.





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**Kitchen/Dining Room** 5.25m x 3.85m

Laminate wood flooring, cream wall and floor units, granite worktops and upstands, integrated dishwasher, oven, hob, fridge freezer, light fitting and double sliding doors leading to rear garden.

**Utility Room/W.C.** 1.90m x 2.63m

Laminate wood flooring, plumbed for washing machine, sink, w.c., shelving and light fitting.



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## 1st FLOOR:

Landing	2.57m x 2.43m	Carpet, attic access, hot-press and light fitting.
Master Bedroom	4.18m x 3.40m	Carpet, fitted wardrobes, bay window, phone point, thermostat control and light fitting.
Ensuite	1.72m x 1.58m	Lino flooring, tiled splashback, shower, extractor fan, w.c., w.h.b. and light fitting.





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## Bedroom 2

Carpet, fitted wardrobes, phone point and light fittings.

## Bedroom 3

**3.17m x 2.43m**

Carpet, fitted wardrobes, light fitting and small balcony.

## Bathroom

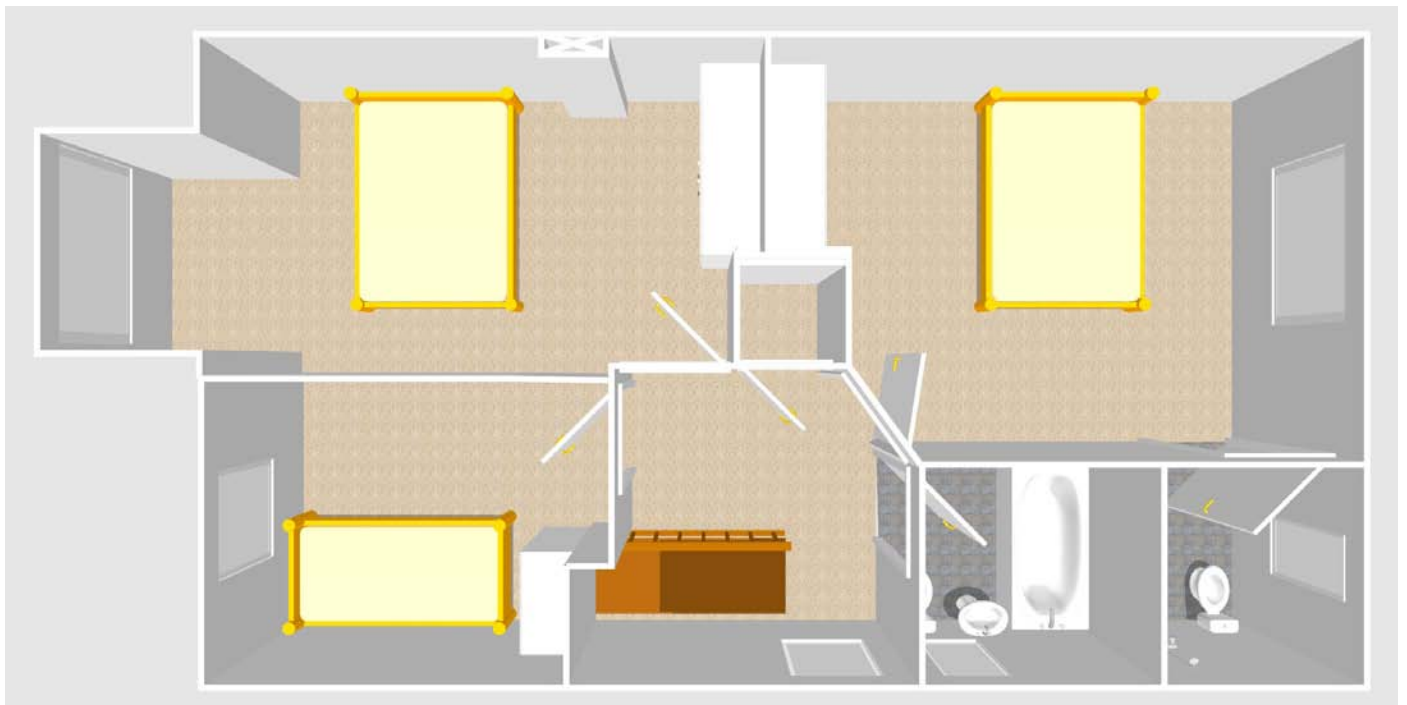
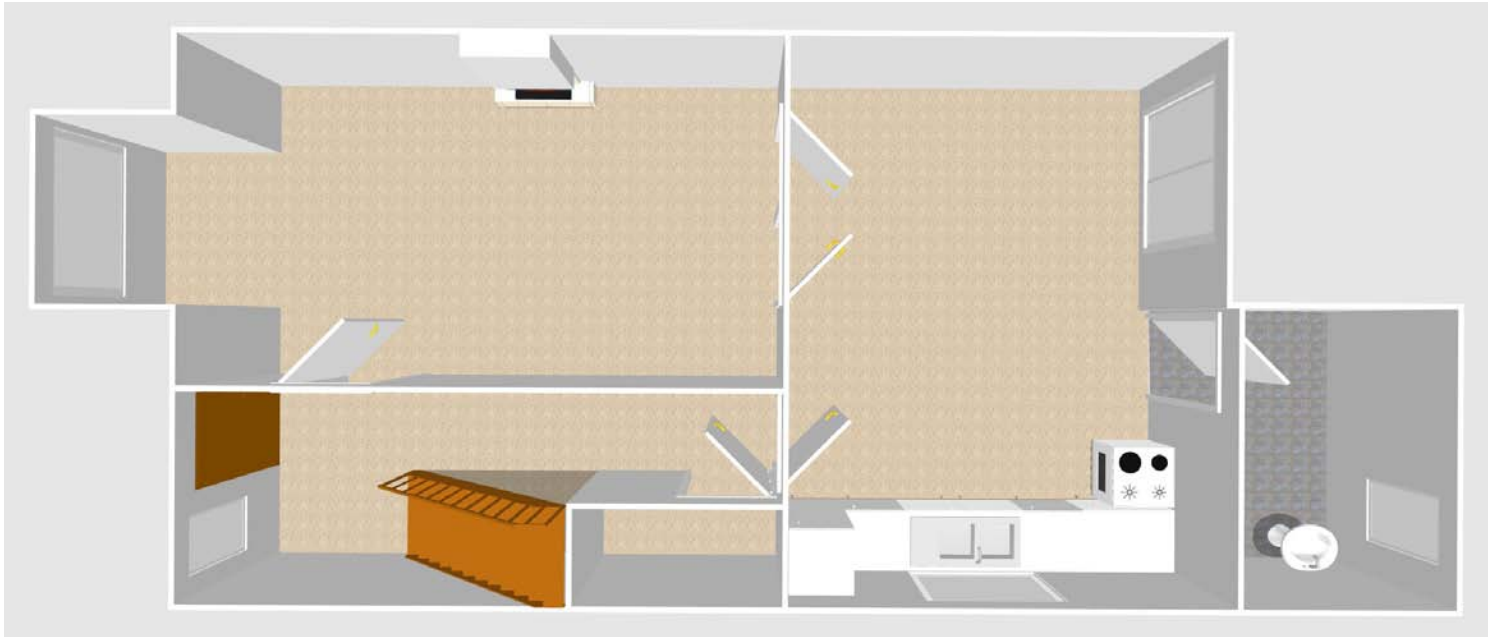
**1.91m x 1.74m**

Lino flooring, tiled splashback, bath, w.c., w.h.b., shaving light and light fitting.



# Floor Plans

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### Additional Information:

Overall size approx. 105sq.m  
Lawn to the rear  
Garden shed  
Play house  
Side entrance with timber gate  
Not over looked  
Double glazed windows  
PVC fascia and soffits  
Private driveway

### Services:

Mains water  
Mains sewerage  
Gas fire central heating

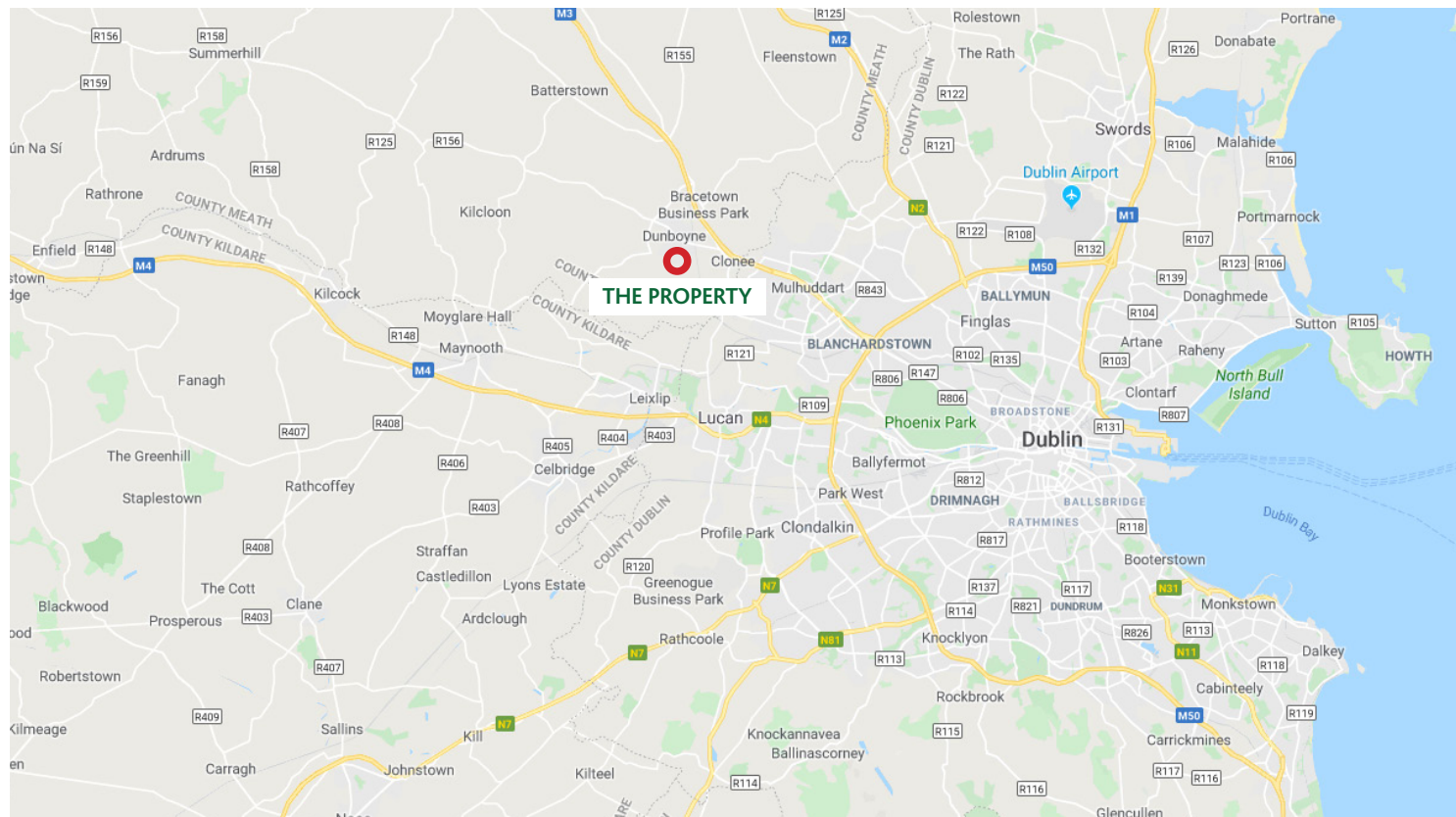
### Items Included in sale:

Integrated dishwasher, oven, hob, fridge freezer, washing machine and light fitting



# Directions

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## Directions:

Eircode  
A86P652

## VIEWING

By prior appointment at any reasonable hour.

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### Contact Information:

Sales Person  
Mick Wright  
016286128

BER



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