

REA

O'BRIEN COLLINS



Attractive 4 bedroom detached family home (approx 127 sqm) situated to front of estate and within a few minutes' walk of village amenities.

FOR SALE BY PRIVATE TREATY

108 The Commons
Duleek
Co Meath
A92 A8H2

Asking Price €350,000



DESCRIPTION

No 108 enjoys an enviable private setting to the front of this well-established residential neighbourhood and overlooks a small green area. A large rear garden offers potential to extend the living accommodation.

Immediately off the large entrance hall, there is a well-proportioned living room with picture window to the front and a timber fireplace with cast iron inset and slate tile hearth (solid fuel). The rear kitchen / dining area spans the entire width of the house and is fitted with an excellent range of wall & floor storage units. Appliances included in the sale: electric Belling oven, 4 ring electric hob, standalone fridge freezer, washing machine and dryer. Off the hall, there is a guest toilet and useful under stair storage.

Upstairs there are 4 no. bedrooms and a family bathroom (wc, whb & bath). The master bedroom has an en suite shower room. All bedrooms are well proportioned and have built-in wardrobes. At landing level, there are two very useful storage closets. There is access to the attic via a pulldown stira for further storage.

Outside, there is a large rear garden offering lots of room to extend with plenty of garden remaining as amenity. There are two outside semi enclosed storage areas (bins, bicycles etc) together with a timber garden shed. There is a small front garden and driveway parking.

LOCATION

The Commons, located on the eastern edge of Duleek village and just off the R152, is within a few minutes' walk of village amenities. There is good accessibility to Dublin via Junction 7 on the M1 Motorway or alternatively via Ashbourne / M2 Motorway.

Local village amenities include shops, church, pub and restaurants which are within walking distance of the house. There is a large modern primary school at Abbey Road, and an excellent choice of secondary schools in Drogheda with daily bus services available. Drogheda is approximately 7 minutes' drive away and Dublin North/ M50 approx. 25 minutes. The M1 motorway interchange (J7) is only a 5 minutes' drive.



FEATURES

- Lovely family home situated in sought-after residential neighbourhood within a few minutes' walk of village amenities.
- Private setting to front of estate & not overlooked.
- Large rear garden with potential to extend living accommodation without compromising garden amenity.

Services:

- Mains water, sewerage & gas.
- Gas fired central heating – new Combi-Boiler installed Nov 2021
- Burglar alarm system – APP monitored.

ACCOMMODATION

GROUND FLOOR

- Entrance hall:
- Living room: 5.29m x 4.41m; fireplace (solid fuel)
- Guest toilet: wc & whb
- Kitchen / Dining: 6.53m x 4.0m; range of fitted wall & floor units and various electrical appliances included; patio door to garden & kitchen door to semi-enclosed side store.

OUTSIDE

- Large rear garden with timber shed; 2 x semi-enclosed side storage areas; front garden & driveway parking.

FIRST FLOOR

- Master bedroom: 4.0m x 3.2m; built-in wardrobes (BIW), & ensuite shower room: shower, wc & whb; part tiled walls.
- Bedroom 2: 3.26m x 2.43m; BIW
- Bathroom: 2.27m x 2.05m; bath, wc & whb; part tiled
- Bedroom 3: 3.2m x 3.2m; BIW
- Bedroom 4: 3.2m x 3.2m; BIW
- 2 x shelved storage closets
- Access to attic storage via pulldown stairs





PRICE

Asking Price €350,000

VIEWING

Strictly by appointment

Contact the office:

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DIRECTIONS

EIRCODE: A92 A8H2

From Drogheda / M1 Motorway direction take the R152 signposted to Duleek. After the 'Great Gas' service station on the right hand side take the next right hand turn signposted into Duleek. Travel for a few hundred yards, and 'The Commons' entrance is on the right-hand side. On entering the estate take an immediate left & No 108 is the 2nd house on the right.

For more photos of this property please go to our website WWW.REAOBRIENCOLLINS.IE

You can also view this property at
WWW.MYHOME.IE
WWW.DAFT.IE

BER: C2

Walk-through video link: <https://youtu.be/nDO4TP9sdi0>



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