



KELLY WALSH

property advisors & agents

for sale by private treaty

12 Hunters Lane,
Ashbourne,
Co. Meath

RESIDENTIAL PROPERTY



BER E1

- Rare opportunity to acquire well appointed 4/5 bedroom family home in Hunters Lane, Ashbourne
- Fine family residence with large front and rear gardens including extensive paved patio area
- Excellent potential for extension
- Immediate scope to significantly increase existing space with attic conversion
- Site extends to approx. 0.25 Acres (0.10 Ha)



Entrance



Sitting room



Kitchen



Dining

LOCATION

Number 12 Hunters Lane presents a rare opportunity to acquire a large 4/5 bedroom detached family home with unrivalled potential on a substantial plot of over 0.25 acres (0.10 Ha) in one of the most sought after locations in Ashbourne. Seldom do properties in this development of just 18 detached houses come to the market situated within this quiet mature tree lined enclave just a few minutes' walk to Ashbourne Town Centre.

This well-appointed family home sits on one of the largest sites within this small development extending to just over a quarter of an acre with large front and rear gardens.

There are excellent sporting and recreational activities in the town including Ashbourne Rugby Club, GAA Club and Ashbourne Golf Course which are all within walking distance of the property. There is a six screen cinema located in Ashbourne Retail Park with Tayto Park a little further afield providing the largest outdoor theme park in Ireland.

The Town Centre provides a wide selection of high street shops including Lifestyle Sports, Easons, Carphone Warehouse, New Look and Boots Pharmacy. Tesco, Dunnes Stores and SuperValu are all located within the centre. There are numerous award winning restaurants including Eatzen, 50/50, Cinnamon Gardens and La Bucca all within walking distance from the property.

There are a range of primary schools within the area including St. Mary's National School less than 100 metres away, St. Declan's National School, The Gael Scoil and Educate Together. Ashbourne Community School is also within walking distance.

DESCRIPTION

The property comprises a large detached 4/5 bedroom family home extending approx. 150 sq.m. (1,615 sq.ft.) set on a mature regular shaped site of 0.25 acres.

Accommodation briefly comprises entrance hall, sitting room, 4 double bedrooms with master en-suite, kitchen/dining room and television room with sliding doors extending out onto a large private patio area. The attic is part floored and incorporates a velux skylight with conversion potential for the entire.

Internally the property is presented in excellent condition throughout with specification including uPVC double glazed windows, uPVC fascia & soffits, new high quality laminate floor coverings in sitting/hall and dining rooms, oil fire central heating system, Phonewatch monitored alarm system and externally insulated walls which optimise energy efficiency.

There is a large steel frame shed/workshop with concrete floors and mains power supply which extends to 18 sq.m., a paved patio area with gardens and mature trees to the rear. There are two gardens to the front of the property and private driveway suitable for two cars.



Television room



Rear garden



Bedroom



Bedroom



Front lawn



Rear garden

ACCOMMODATION

Dining Room	3.13 x 3.23m	Laminate flooring.
Sitting Room	6.99 x 3.15m	Laminate flooring, open fire place, piped for UPC.
Kitchen	3.15 x 2.82m	Built in press units, extractor hood, tiled flooring, counter top units, mixer and basin.
Utility Room	3.11 x 2.52m	Counter top, plumbed for washer and dryer.
Television Room	4.76 x 2.92m	Laminate flooring, sliding doors extending onto patio/rear garden, piped for UPC.
Bedroom 1	2.96 x 3.65m	Built in wardrobes and laminate flooring.
Bedroom 2	3.57 x 3.11m	Built in wardrobes and laminate flooring. Wired for UPC.
Bathroom	3.53 x 2.33m	Large step in electric shower, vanity unit with basin.
Cloakroom	1.38 x 0.74m	Fitted shelving.
Hall 1	2.94 x 2.32m	Alarm and laminate flooring.
Hall 2	11.90 x 0.96m	Laminate flooring, feature lighting.
Bedroom 3	3.56 x 3.00m	Built in wardrobes and laminate flooring.
Bedroom 4	2.87 x 3.56m	Built in wardrobes and laminate flooring. Wired for UPC.
En-Suite	2.30 x 0.81m	Toilet, wash hand basin and shelving.

BER

BER E1. BER no. 110934676.
Certificate available upon request.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information and inspection, please contact **Bryan Molloy** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email bryan@kellywalsh.ie



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