

ROOMS:

Entrance Hall - 13' 1" x 11' 1"

Sitting Room - 22' 1" x 16' 6"

Family Room - 16.5m x 15.11m

Kitchen - 15' 7" x 15' 6"

Dining Room - 15' 6" x 12' 10"

Conservatory - 13' 1" x 12' 10"

Utility Room - 11' 1" x 9' 3"

WC - 9' 3" x 4' 9"

Upstairs Landing - 20' 6" x 18' 4"

Master Bedroom - 16' 4" x 15'

Bedroom 2 - 16' 6" x 12'

Bedroom 3 - 15' 10" x 13' 4"

Es Suite - 9' x 4'

Bathroom - 13' 4" x 13' 4"

Bedroom 4 - 16' 4" x 10' 1"

Bathroom - 13' 4" x 8'



For Sale By Private Treaty

Snipe Hill, Artnalivery, Ardee, Louth

- Site area 0.34 hectares
- Oil fired central heating
- Hand painted kitchen with granite worktops
- Minutes from Ardee town and Golf Club
- Oak interior doors
- Three bedrooms with en-suites
- Electric gates
- Mature landscaped gardens
- M1 motorway

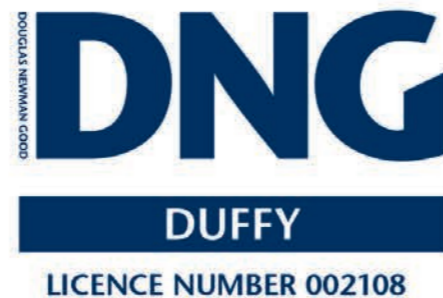
VIEWING: Viewing is strongly recommended by prior appointment with sole selling agents
DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth. T: 042 935 10 11.

CONTACT:

Keith Duffy MIPAV, REV, MMCEPI

DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth

T: 042 9351011 - Email: keith@dngduffy.ie

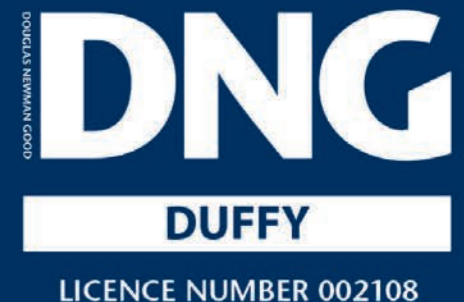


dngduffy.ie

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- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

DNG Duffy
T: 042 9351011



Asking Price

On Request

DESCRIPTION:

DNG Duffy offer to market this beautiful detached family home finished to an impressive standard set in a mature garden of just under 1 acre site, commanding excellent countryside views located close to Ardee town. This home with well-appointed rooms extends to a very generous 2,723 sq. ft. of internal accommodation. Quality fixtures and finishes are immediately obvious as you take a stroll through this extensive house, which include hardwood floors, doors, kitchen units, wardrobe fit outs, oak stairwell and more. Outside, the mature gardens offer a peaceful outdoor escape and open up onto the rolling hills of the surrounding countryside. Sitting on an secluded site with sweeping driveway entrance this is fine property is awaiting its new owner.

DIRECTIONS:

Google map link - <https://goo.gl/maps/w5yXQFfC8Bx>
 BER: B3
 BER No. 107446767
 Energy Performance Indicator: 149.96 kWh/m²/yr

BER DETAILS:

