

# For Sale

Asking Price: €495,000

Sherry  
FitzGerald  
Sherry



44 Willow Drive, The Willows,  
Dunshaughlin,  
Co Meath  
A85 AC95

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald Sherry are delighted to present 44 Willow Drive to the market.

A wonderful opportunity to acquire an 'A' rated four-bedroom home, fully-finished with a beautifully landscaped rear garden, located in the heart of Dunshaughlin village.

In superb decorative order throughout this well presented home features all modern elements, fixtures, and fittings. Bright and airy accommodation comprises a welcoming hallway, living room, kitchen/dining room, utility room and guest w.c Upstairs hosts four bedrooms (master bedroom with en-suite) and a family bathroom completes the look for this pristine, modernized home. An extended cobble lock driveway provides plentiful parking to the front with side access to the rear garden with block walls, perfect for outdoor living.

Ideally situated just minutes' walk from schools, supermarkets, restaurants, boutiques etc. There is an excellent choice of crèches, junior schools, and a secondary school of great renown all within walking distance. Commuting is very comfortable from Dunshaughlin as the M3 Parkway rail station at Pace is a 7 minute drive, as is access to the M3 which in turn gives access to M50, Dublin City and Airport. Also, a bus service may be availed of within just minutes' walk. Viewing comes highly recommended!



## Special Features & Services

- 'A' energy rating
- GFCH
- Five year old property
- Red brick facade
- Driveway extended to accommodate two vehicles.
- Large Side Garden
- Rear Garden Landscaped
- Plants and Feature Wall
- Uplighting
- Shed for outdoor storage
- Built in wall units in living room
- Wall paneling
- Water softener installed
- Black out blinds throughout
- Attic floored and shelved

## Accommodation

**Entrance Hall** Welcoming entrance hallway sets the tone for this beautifully maintained home with tiled flooring and wall paneling.

**Living Room** Inviting living room to front of property with feature built-in bespoke tv units and double doors adjoining to kitchen / dining room.

**Kitchen Dining Room** Spacious open plan kitchen/ dining room with a wonderful outlook to the beautifully landscaped gardens which make a fabulous entertaining space. The kitchen island and countertops are finished with quartz and the kitchen features a living room area, perfect for an additional living space. Double doors lead to the patio and faux grass area.

**Utility Room** Off kitchen with counterspace and units for storage.

**Guest w.c.** Wheelchair accessible guest w.c. with w.c., window and w.h.b

**Bedroom 1** Large double bedroom with built in wardrobe to rear of property.

**Bedroom 2** Double bedroom to rear of property.

**Bathroom** Fully tiled bathroom with w.c., w.h.b and bathtub to side of property.

**Bedroom 3** Double bedroom with built in wardrobe to rear of property.

**Bedroom 4** Master bedroom with built-in wardrobes from wall to wall and en-suite.

**En-Suite** Beautifully tiled en-suite with w.c., w.h.b, shower, heated towel rail and mirror with built in lighting.

## Garden

The front driveway is cobble locked, the rear garden features a wonderful patio area, well maintained lawn with raised flowerbeds. Gated side access





138 Sq Metres  
Measurements and layout are approximate and  
for illustration purposes only



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