

For Sale

Asking Price: €445,000

Sherry
FitzGerald
Sherry



29 Cnoc Tiarnach,
Dunshaughlin, Co Meath
A85 PF96

sherryfitz.ie



Sherry FitzGerald Sherry are excited to present 29 Cnoc Tiarnach to the market. An exciting opportunity has presented itself in this highly sought-after development, located in the heart of Dunshaughlin Village and ready for immediate occupancy.

This attractive five-year-old property was built and finished with the finest of fixtures and fittings, featuring an impressive energy efficient 'A' rating and includes underfloor heating powered by air/ water.

Stylishly finished accommodation comprises entrance hallway, living room, open-plan kitchen/ dining room and guest w.c. Upstairs hosts three generous sized bedrooms (en-suite in master bedroom) and a family bathroom completes the picture for this exceptional home.

The spacious rear garden with a south/ west facing orientation is accessed from a wide side gate or from the sliding door in the kitchen/ dining room which finds a private rear garden, half grassed, half paved.

Ideally situated in Dunshaughlin Village with excellent junior and secondary schools, supermarkets, restaurants, boutiques etc. 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

- Ready for immediate occupancy
- 'A' energy rated home
- Five year old house
- Underfloor heating downstairs
- Air/ water heat pump
- Water filtration system
- Finest of fixtures and fittings
- Generous sized rooms throughout
- South/ West facing rear garden

Accommodation

Entrance Hall Bright and wide entrance hallway with tiled flooring, understairs sliding drawers, ceiling coving and guest w.c.

Living Room Large living room to front of property with ceiling coving and bay window.

Kitchen Dining Room Impressive open plan kitchen/ dining room with sliding door leading to garden and utility room.

Utility Room Off kitchen with counters space.

Guest w.c. Off hallway with w.c. and w.h.b

Bedroom 1 Double bedroom to rear of property.

Bathroom Nicely tiled bathroom with w.c., w.h.b and bathtub.

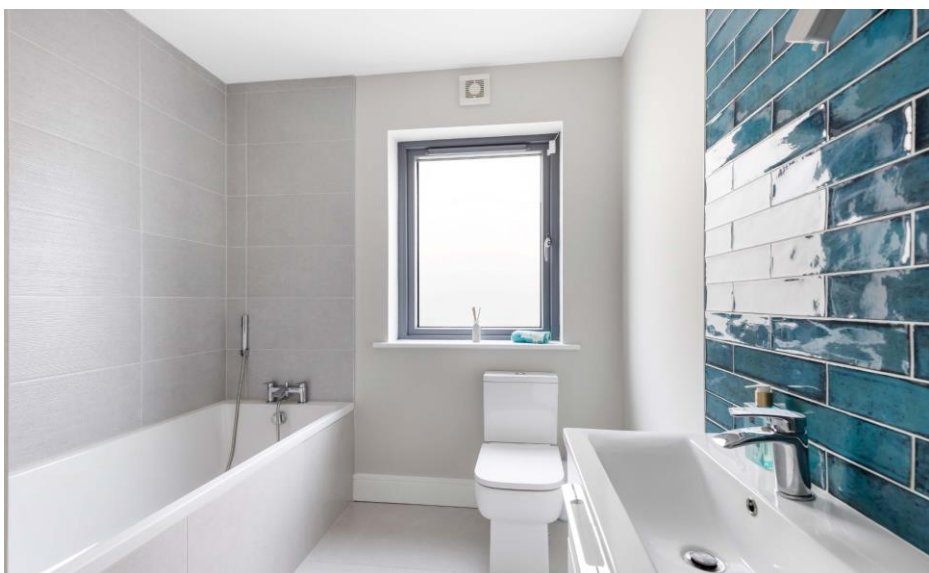
Bedroom 2 Large double bedroom to rear of property.

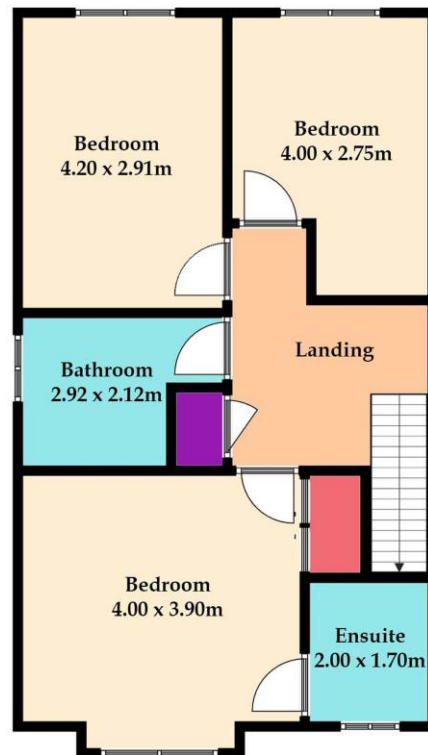
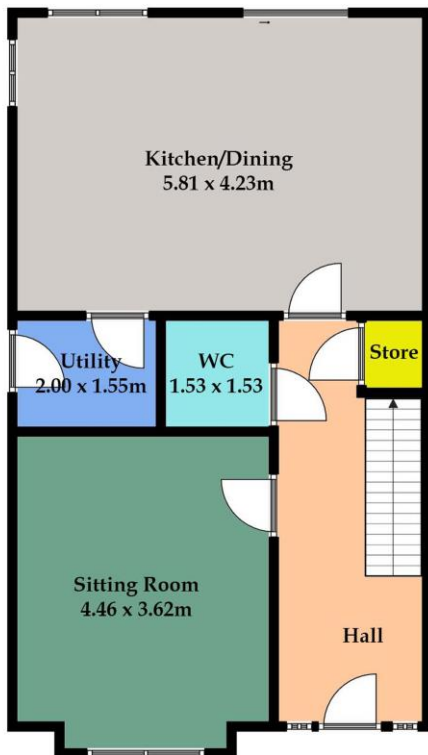
Bedroom 3 Spacious master bedroom to front of property with mirrored sliderobes and en-suite.

En-Suite Spacious en-suite with w.c., w.h.b and shower to front of property.

Garden

Benefiting from a south/ west orientation the private rear garden is grassed with blocked walls. A side access leads to the cobble locked driveway which accommodates two vehicles.





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



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