

Residential

Coonan
PROPERTY



Pelletstown, Drumree, Co. Meath - on approx. 1.1 acres(0.405ha)

- Exceptionally spacious residence extending to 2,800 sq.ft (260 sq.m) surrounded by manicured garden
- Residence comprises of main hallway, living room, dining room, conservatory, kitchen/breakfast area, utility room, ground floor w.c., office, family room, 6 bedrooms inc. 2 ensuite and main bathroom.
- Beautifully maintained throughout
- Accessed via electric gates and private driveway
- Garage and detached, secure machinery shed on property

Batterstown 3km, Trim 17km, Dublin city centre 28km

6 bedroom
detached residence
on approx. 260 sq.m
(2,800 sq.ft)

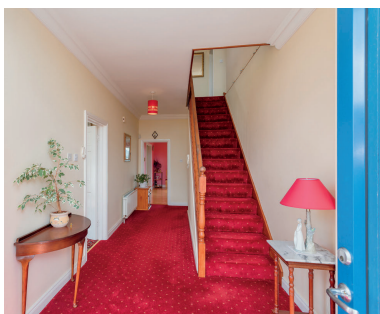
Guide Price:
€750,000

Private Treaty

Accommodation

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Hallway	4.09m x 2.00m	Carpet floor, high ceiling, L-shaped hallway, intercom system for gate, under stairs storage.
Living Room	5.18m x 4.74m	Carpet floors, large picture windows overlooking front garden, double doors to dining area, cornicing, inset lights, marble fireplace, gas coal effect fire insert, T.V. point.
Dining Room	4.41m x 4.74m	Window to gable, double doors to conservatory, cornicing, double doors to kitchen.
Conservatory	3.04m x 4.74m	Pine panelled ceiling, two velux roof lights, double doors to patio area.
Kitchen/ Breakfast Area	4.41m x 7.75m	Double doors out to patio area, solid timber floors, tiled floors, granite worktop and splash back tiles, window to rear garden. Stanley oil range with stainless steel extractor hood, 4 ring electric hob and extractor fan. Full range of floor and wall mounted presses, feature indented ceiling in the dining area with spot lights and inset lights, cornicing.
Family Room	5.53m x 5.44m	2 windows over looking front garden, carpet floors, T.V. point, cornicing.
Guest WC		Tiled floors, partially tiled walls, roof light, w.c., w.h.b.



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Family Room	5.53m x 5.44m	2 windows over looking front garden, carpet floors, T.V. point, corning.
Guest WC		Tiled floors, partially tiled walls, roof light, w.c., w.h.b.
Office	3.61m x 1.86m	Carpet floors, large window overlooking front garden.
Utility	2.54m x 1.86m	Tiled floors, plumbed for washing machine and dryer, back door to garden with some storage presses.
Intergated Garage	7.35m x 5.66m	Two steps down to concrete floor, 2 frosted windows overlooking front, 2 electric garage roller doors, attic access point



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Landing		Phone point and fibre optic Wi-Fi station. Storage cupboards, large windows overlooking front garden, T-shaped landing.
Master Bedroom	4.60m x 4.71m	Carpet floor, cornicing, T.V. point, video gate intercom system.
Ensuite	2.05m x 1.25m	Tiled floors, partially tiled walls, w.c., w.h.b. enclosed dual shower, frosted window to gable.
Bedroom 2	4.12m x 2.48m	Carpet floors, built in wardrobes, T.V. point.
Bedroom 3	3.53m x 2.16m	Carpet floors.
Family Bathroom	3.52m x 2.16m	Part tiled floor, partially tiled walls, electric shower over bath, w.c., w.h.b. extractor fan, frosted window overlooks rear garden.
Bedroom 4	4.17m x 2.73m	Carpet floor, built in wardrobes, T.V. point.
Bedroom 5	5.56m x 2.72m	Carpet floors.
Bedroom 6	5.35m x 2.48m	Carpet floor, cornicing, walk in wardrobe.
Ensuite	1.92m x 1.42m	Fully tiled, w.c., w.h.b. enclosed electric shower.



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Additional Information:

Multiple heating zones throughout the house
Recently installed fibre broadband
Ample parking around the house and further parking in integrated garage if required.
Lawns laid with mature flowers, plants and shrubbery

Services:

Well water
Oil fired central heating
Septic tank
Solar panels

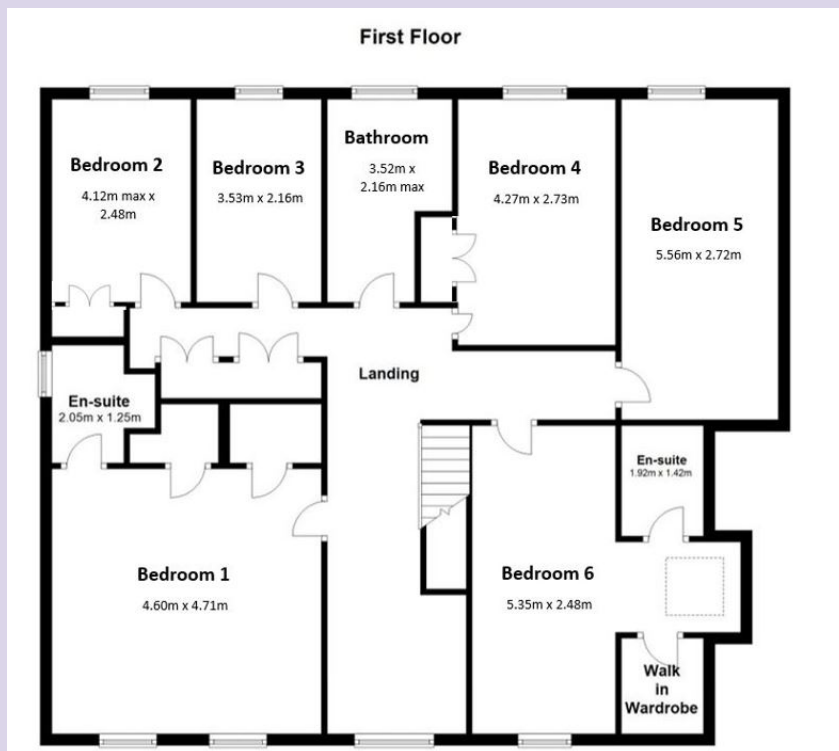
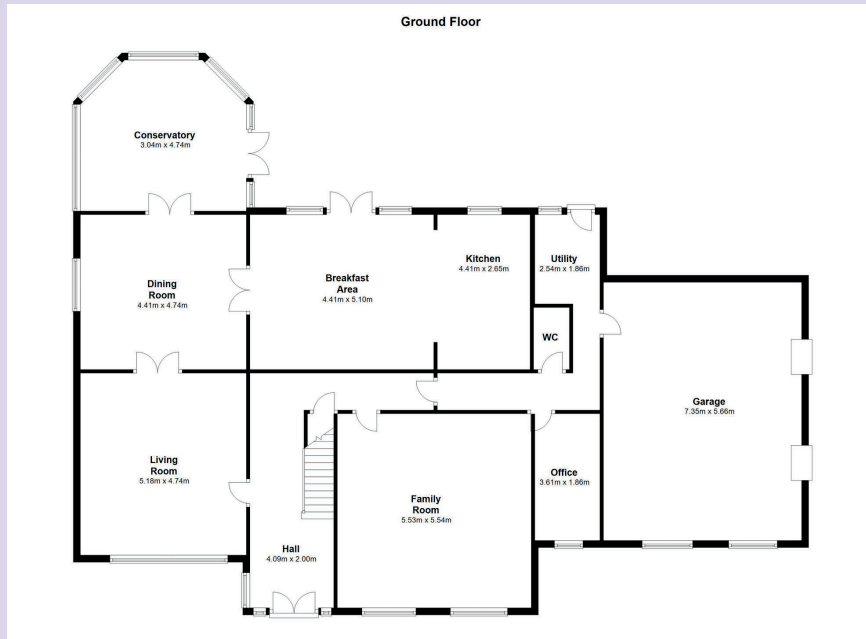
Shed to Rear: 13.91m x 8.97m

Mezzanine area, concrete floors, power and light with concrete block wall up to 2.15m, large vascular roller door, timber stains up to mezzanine area.



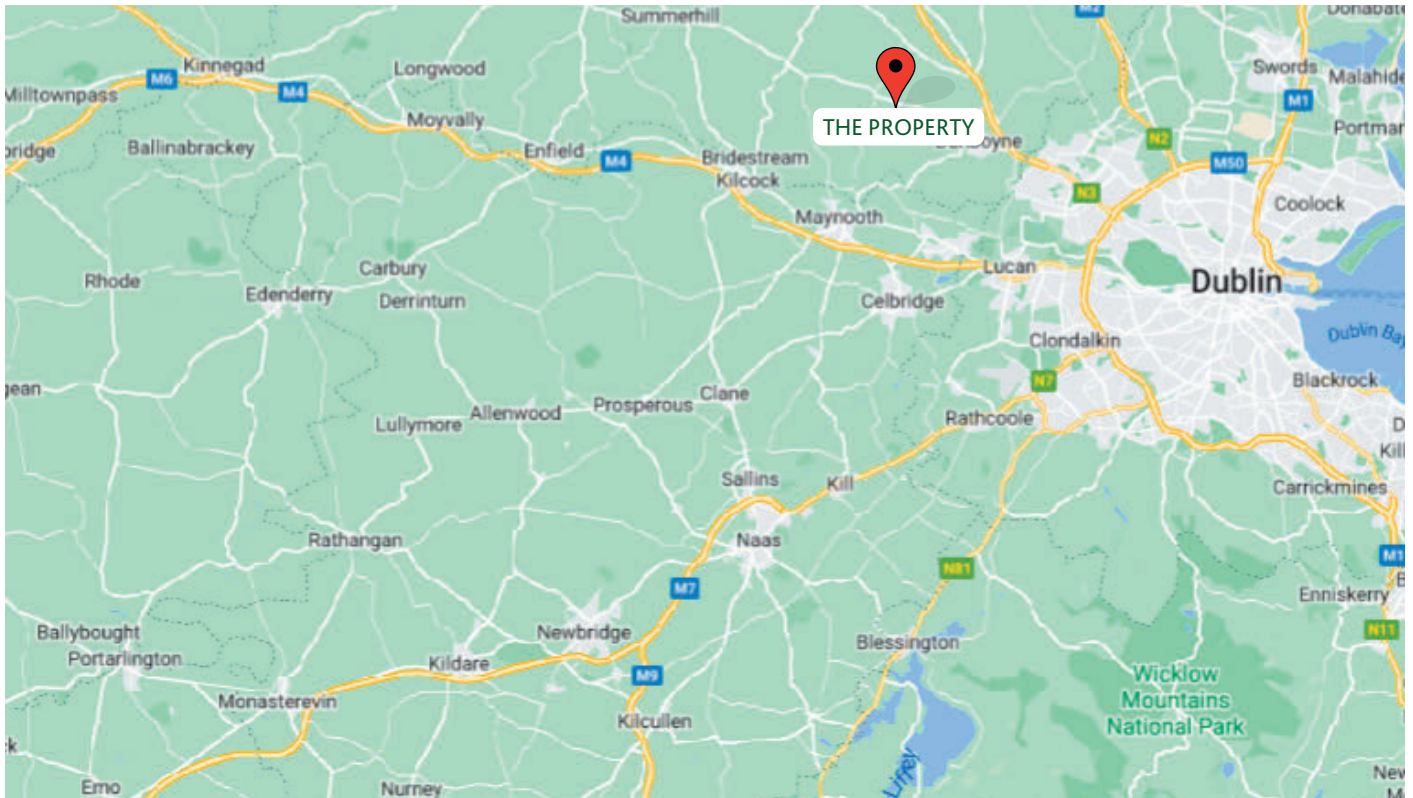
Floor Plans

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Directions

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Directions:

From Dublin, take the M3 motorway and exit at Junction 6, at the roundabout, take the first exit and continue for approx. 2.3 km. At the roundabout, take the 1st exit onto the R154 and continue for approx. 2.4km and the property is on the left hand side.

Eircode: A85 NP76

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Contact Information:

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VIEWING

By prior appointment at any reasonable hour.

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