

REA

O'BRIEN COLLINS



Substantial redbrick detached 4/5 bed family home (167sqm / 1800sq) in private secluded cul de sac on outskirts of village.

FOR SALE BY PRIVATE TREATY

1 Stoneyford Green
Duleek
Co. Meath
A92 XO27

Asking Price €425,000



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CALL NOW ON +353 (0) 41 9875444
PSRA LICENCE NO: 003766

DESCRIPTION

REA O'Brien Collins are delighted to introduce this beautifully presented 4/5 bedroom detached house with a generous south facing garden, situated at the end of a small secluded cul de sac consisting of only 3 houses overlooking a large green on the edge of the village of Duleek.

The well- presented accommodation includes a large hall, sitting room with feature brick wall, fireplace and bay window. Double doors open through to a separate dining room which in turn opens on to a sunroom with chequered tiled floor, latted timber ceiling and door to back garden. The generous sized kitchen comes with appliances, tiled floor and splash back and ample space for table and chairs. Off the kitchen is the utility and downstairs w/c whb. And finally, the extra downstairs reception/bedroom is accessed from both the entrance hall and the back hall.

Upstairs there is a large ensuite master bedroom with fitted wardrobes, 3 double-bed bedrooms, a large family bathroom and a good sized hot press.

The fold down stairs on the landing leads to a cleverly converted bright attic space which has been carpeted and offers storage in the eaves.

This property has a lot to offer any potential buyer. Its location is ideal, close to all amenities while at the same time offering the quiet seclusion of country living. The rooms are well-proportioned and spacious and the general layout of the house is well thought out.

Viewing is highly recommended for this property.

LOCATION

Set in a quiet cul de sac on the edge of the thriving village of Duleek, 1 Stoneyford Green is the last house in a row of only 3 detached properties overlooking a substantial green.

Duleek is within easy commuting distance from Dublin (5 minutes from the M1, 25 minutes from Dublin airport and 15 minutes from the coast.



FEATURES & SERVICES

- PVC double glazed windows and doors.
- Solid wood flooring in hall and reception rooms
- Newly painted
- New carpets on landing and in all bedrooms
- Fireplace
- Large south-facing back garden
- Quiet and secluded area
- Oil fired central heating
- Excellent broadband connectivity
- Built in hob, oven and extractor fan
- Dishwasher
- Washing machine
- Alarm

ACCOMMODATION

- | | | | |
|----------------|-------------|------------------------|-------------|
| • Hall | 2.09 x 5.16 | • Master bedroom | 4.2 x 3.59 |
| • Sitting room | 4.02 x 5.17 | • En-suite shower room | |
| • Dining room | 3.8 x 3.78 | • Bedroom 2 | 2.5 x 2.94 |
| • Sunroom | 4.8 x 3.9 | • Bedroom 3 | 4.04 x 3.18 |
| • Kitchen | 5.28 x 3.82 | • Bedroom 4 | 2.61 x 3.84 |
| • Utility room | 3.78 x 1.45 | • Main bathroom | 2.43 x 2.79 |
| • Study | 4.05 x 2.4 | • Attic conversion | 6.2 x 3.45 |





PRICE

Asking Price €425,000

VIEWING

By appointment

Contact the office at

REA O'Brien Collins
John Street, Drogheda,
Co. Louth.

T: +353 (0)41 9875444

E: info@reaobriencollins.ie
www.realestatealliance.ie

DIRECTIONS

From Drogheda/ M1, travel through the main street of Duleek. Stay on the R150 and follow the signs for Kentstown and Navan. 1 Stonyford Green is approx. 500m on the right.

For more photos of this property please go to our website WWW.REAOBRIENCOLLINS.IE

You can also view this property at
WWW.MYHOME.IE
WWW.DAFT.IE

Walk-through video: <https://youtu.be/fQKh-LYRFC0>



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