

# REA

# GRIMES



Beautiful Georgian 3 bed Mid Terrace home - 110 m<sup>2</sup> / 1184ft<sup>2</sup>  
AMV €440,000

FOR SALE BY PRIVATE TREATY

5 Netterville Terrace  
Laytown  
Co Meath

PSRA No. 001417



**EBS**

## DESCRIPTION

REA Grimes are delighted to bring 5 Netterville Terrace, Laytown to the market. This stunning Georgian Mid Terrace 3 bedroom home is situated on the beautiful coastline of Laytown and boasts uninterrupted views of the Irish sea.

This amazing house was built c.1760 and has been recently restored whilst keeping some of the original details intact. This beautiful house is part of a terrace of 11 houses - 5 Georgian c.1760 and 6 Victoria houses c. 1900. Netterville Sea Lodge was built as a single designed house in the vernacular of the late Georgian style. It is now divided into 5 stunning homes known as Netterville Terrace.

Laytown is a quaint coastal village in County Meath located approx. 30 minutes drive from Dublin Airport with a host of amenities close by including shops, schools, cafés, restaurants, bars and leisure facilities and clubs including golf, rugby, football, GAA, tennis, beaches and coastal walks. Laytown is served by Laytown Train Station and Matthews bus service, both of which are a few minutes walk from the property. Laytown is easily accessed by driving north on the M1 and taking exit 7 at Julianstown.

This a rare opportunity to acquire a unique property so don't delay in booking an appointment to view this stunning property!

## ACCOMMODATION

### Downstairs Accommodation:

Living Room / Dining Area: 9.1m x 4.1m	Large bright open plan sitting room with high ceilings, large gallery window with sea views, wooden bamboo engineered flooring, beautiful wood burner stove and picture rail
Kitchen: 3.3m x 3.00m	Bright south facing newly fitted high spec German kitchen with wooden bamboo engineered flooring & TV point
Utility: 1.7m x 2.2m	Plumbed for Washer & Gas Dryer & WC with additional storage space.
Bedroom 3 (converted garage): 6m x 3m	Large double bedroom with adjoining wet room & kitchenette. Wooden bamboo engineered flooring with access to courtyard and roadside.
Garden	Cobble lock courtyard with garden shed, pedestrian access & outside tap

### Upstairs Accommodation:

Landing: 2.4m x 1.0	Carpet flooring
Master Bedroom 1: 4.0m x 4.0m	Large double bedroom located to the front of the property with carpet flooring and feature window seat with stunning sea views.
En-suite (Jack & Jill): 2.3m x 1.6m	Jack and Jill bathroom with wooden bamboo engineered flooring, wc, whb, power shower and remote control velux window for ventilation & light.
Bedroom 2: 3.5m x 2.4m	Large double bedroom located at the rear of the property with carpet flooring & built in wardrobes

## FEATURES

- Charming Georgian Mid Terrace, renovated in 2014 to create a modern and light-filled space
- Stunning uninterrupted views of the Irish Sea
- Laytown / Bettystown beach on your doorstep
- 10 minute walk to Laytown Train Station & 4 minute walk to the bus stop
- Newly fitted south facing kitchen with wooden bamboo flooring
- GFCH
- Double Glazed Windows throughout with treble glazed rear door
- Courtyard to rear of property, low maintenance
- Communal Gardens to the Front
- Secure Parking to the front of the property, with gate access to Terrace

## IMAGES





## PRICE

AMV €440,000.00

## VIEWING

Agent: Dermot Grimes  
By appointment

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday  
and by appointment on Saturdays

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## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2019 and 31 of December 2019.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.



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