



1 The Laurels, Dunboyne, Co. Meath

- Coonan Property is pleased to offer an outstanding 3-bed semi-detached home on an extra-wide site, just a short walk from Dunboyne town centre
- Accommodation briefly includes an entrance hallway, ground-floor WC, kitchen/dining room, living room, three bedrooms including a master ensuite, and a main bathroom
- A south-facing rear garden and an impressive 8m side entrance provide excellent potential to extend the home's living space
- The property is in superb decorative condition throughout and enjoys abundant natural light from French doors, large windows, and feature bay windows
- Ideally located within easy walking distance of local schools, the GAA club, and a full range of amenities in Dunboyne town centre
- Offers stress-free commuting with nearby bus stops, Dunboyne Train Station, and convenient access directly onto the M3 motorway

**3 bedroom semi-detached home
extending to approx.
104 sq.m (1,119 sq.ft)**

**Guide Price:
€425,000**

Private Treaty

Accommodation

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Entrance
Hallway

6.57m x 1.78m

Composite front door, tiled floor, light fitting, alarm panel, storage under stairs and storage cabinets.

Guest W.C.

1.28m x 2.15m

Tiled floor, w.c., w.h.b., half tiled wall, fitted mirror, shaving light and light fitting.

Kitchen/Dining

5.29m x 4.27m

Fitted wall and floor units, tiled floor, 2 light shades, bay window, venetian blind, oven, gas hob, extractor fan, dishwasher and double French doors into living room.



Accommodation

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Living Room **3.8m x 6.25m**

Wood floors, feature fireplace with solid fuel stove, venetian blinds, light fitting, tv point and double French doors leading into rear garden.

Landing **1.93m x 4.15m**

Wood floors, attic access via folding ladder and hot press.

Master Bedroom **3.2m x 3.44m**

Fitted wardrobes with drawers, wood flooring floors, light fitting and blinds.



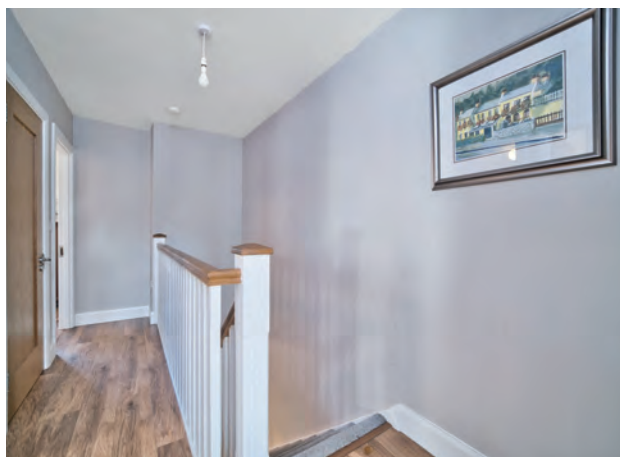
Accommodation

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En-suite **2.37m x 1.9m** Tiled flooring, shower cubicle, half tiled walls, fitted mirror with shaving light, extractor fan and light fitting.

Bedroom 2 **2.76m x 3.8m** Wood flooring, blinds, fitted wardrobe and light fitting.

Bedroom 3 **2.78m x 2.13m** Wood flooring, fitted wardrobes, light shade, and blinds.



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Bathroom

3.39m x 1.67m

Fully tiled, bath, w.c., w.h.b. with fitted vanity unit, mirror with shaving light, light fitting and extractor fan.

Garden

Lawn area, cobble lock patio area, timber shed and block wall surround.



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Additional Information:

Gross internal floor area approx. 104sq.m

Built in 2014

Solar panels

Large gated side entrance – approx. 8.3m wide

Two parking spaces

Low maintenance exterior

Water harvester

PVC fascia and soffits

Outside tap

Services:

Mains water

Solar panels

Gas fire central heating

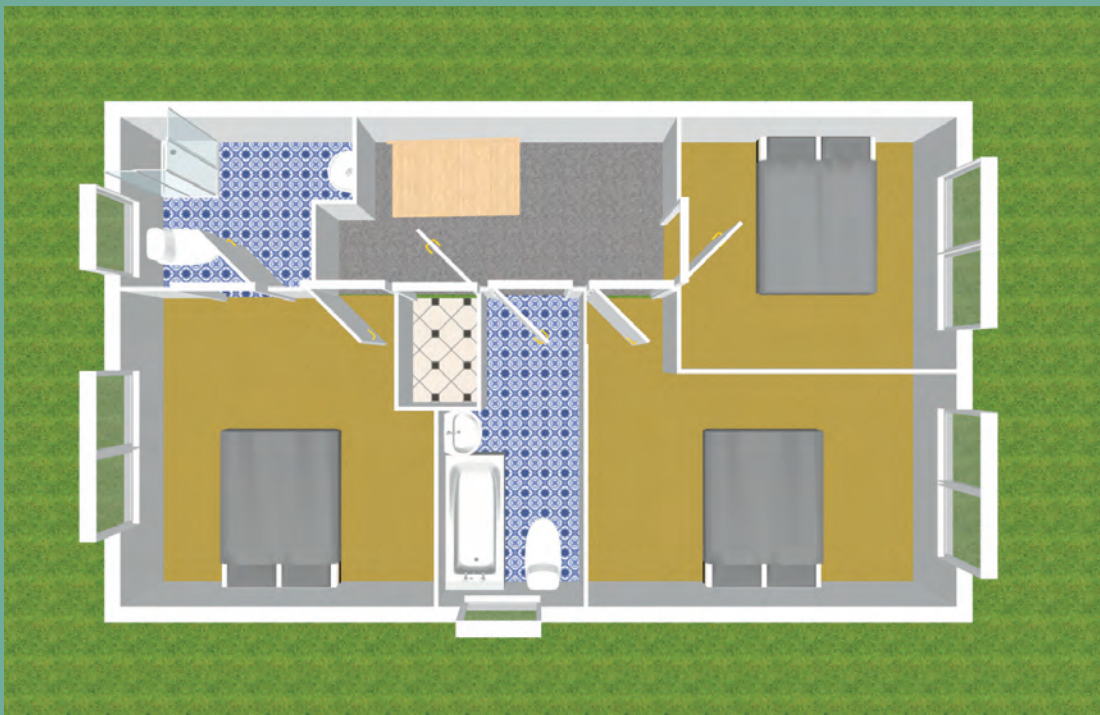
Items Included in sale:

Oven, gas hob, extractor fan, dishwasher, light fittings and blinds.



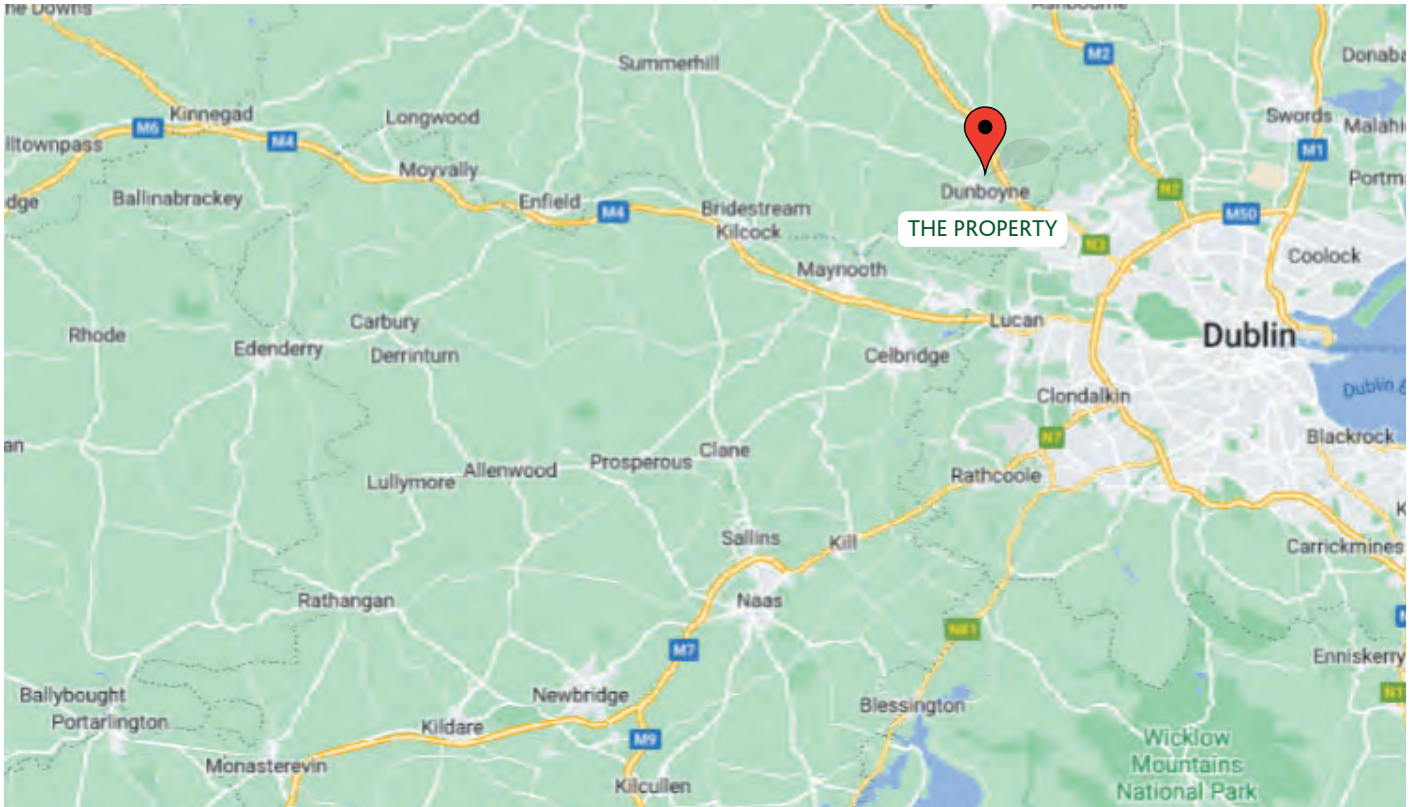
Floor Plans

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Directions

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Directions

A86 VY29

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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