

# REA

# O'BRIEN COLLINS



Villa style four bedroom family home (175sqm) on elevated site with large gardens and wonderful views.

FOR SALE BY PRIVATE TREATY

Bellatrix  
Balgatheran  
Hill of Rath, Drogheda  
Co Louth

Asking Price €575,000





## DESCRIPTION

Bellatrix, the intriguing name for this lovely family home is derived from one of the brightest stars in the Orion constellation which is visible from the Hill of Rath on clear crisp evenings in winter! The house itself which is designed in the Villa style, was built in the 1980's and sits on a magnificent two acre site. It has undergone a major upgrade and refurbishment by its current owners and is now presented with a bright modern interior décor which takes full advantage of its elevated southerly aspect with light spilling in from every direction. The front entrance comprises double composite doors which open into the oak floored hallway. To the right is the main living area with open plan kitchen/dining room and generous south facing sitting room featuring a bay window and marble fireplace with solid fuel inset as focal point. The exceptionally spacious garage (30 sqm approx.) which is accessed off the back hall is integral to the house and offers enormous potential for development as further living space if required. To the left of the entrance hall are the four bedrooms, the master which is en-suite and has a lovely bay window to the front. The family bathroom has just been re-done and has a particular 'wow' factor in this beautifully presented family home. The gardens which surround the house are laid out in lawns and mature trees. Tucked away at the rear the owners have installed a very useful timber built home/office which is fully serviced and has its own south/west facing composite all weather deck designed to catch the evening sun after a long day's work!

## LOCATION

Situated just three minutes' drive from the M1 interchange at J10, Bellatrix sits on an elevated 2 acre site with sweeping views of the surrounding countryside. The nearby village of Tullyallen is the most convenient port of call for local shops, pub, primary school and church and is within a few minutes' drive and of course Drogheda town is the main access point for all amenities including mainline rail and bus services into Dublin city, several retail parks offering a wide range of national and international branded shops, choice of primary and secondary schools while Dundalk, half an hour to the north, has the well respected third level DKIT. Nearer to hand, the renowned golf links courses at Baltray and Seapoint are within a 15 minute drive as are the miles of safe sandy beaches stretching along the Louth coast from Clogherhead to the Boyne Estuary.



## FEATURES

- Elevated site with sweeping southerly views.
- Contemporary stylish décor throughout.
- Two acres of gardens with mature trees and hedging.
- External timber home- office fully serviced: 12sqm.
- Integral garage suitable for conversion if required.30sqm.
- Excellent broadband connectivity.

### Services:

- Oil fired central heating.
- Private well.
- Septic tank.
- 3 minutes' drive to M1 motorway.

## ACCOMMODATION

- Entrance hall: Wide beam oak flooring. Feature double hall door.
- Sitting room: 6.06m x 4.57m. Wide beam oak floor, marble fireplace with enclosed solid fuel stove. Bay window. Double glass doors to kitchen/dining room.
- Kitchen/dining room: L shaped into dining area. 6.65m x 5.36m. Cream painted wall and floor units. Wide beam laminate flooring.
- Utility room: 2.91m x 1.6m. Sink unit. Plumbed for washing machine and dryer. Generous storage. Door to garden.
- Hallway to integrated garage.
- Guest wc/whb.
- Bedroom wing.
- Master bedroom: 4.46m x 3.27m Wall to wall mirrored wardrobes. Bay window.
- En-suite shower room.
- Family bathroom: 2.8m x 1.95m. Newly refurbished. Fully tiled. Luxurious walk in shower.
- Bedroom 2: 3.90m x 3.20m. Carpeted. Built in wardrobe.
- Bedroom 3: 3.35m x 2.37m Carpeted.
- Bedroom 4: 3.36m x 3.26m. Mirrored wardrobe.







## PRICE

Asking Price €575,000

## VIEWING

By appointment.

Contact the office at:

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[www.realestatealliance.ie](http://www.realestatealliance.ie)

## DIRECTIONS

From J 10 on M1 motorway head towards Drogheda. At the second roundabout take the first left and travel up the Hill of Rath for approx. 2km. Bellatrix is on the left with timber ranch style fence and cut stone gate piers.

For more photos of this property please go to our website [WWW.REAOBRIENCOLLINS.IE](http://WWW.REAOBRIENCOLLINS.IE)

You can also view this property at  
[WWW.MYHOME.IE](http://WWW.MYHOME.IE)  
[WWW.DAFT.IE](http://WWW.DAFT.IE)

Walk-through video: [https://youtu.be/yE\\_FkMOEONw](https://youtu.be/yE_FkMOEONw)



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