



Marley, Cushenstown, Garristown, Co. Meath A42 D212



BER **D2**

BER No: 108142969

Energy Performance Indicator: 276.6 kWh/m² /yr

DOUGLAS NEWMAN GOOD

DNG

TORMEYLEE

Marley, Cushenstown, Garristown, Co. Meath A42 D212

DNG TormeyLee are delighted to bring this large three bedroom detached home to the market. Situated on c.1.08 acres of mature gardens with patio areas, a garage and shed this property oozes potential. Located in a beautiful tranquil setting yet within 15 minutes of Drogheda, Navan & Ashbourne and only 10 mins to the M1 north of Dublin Airport.

There is a spacious entrance hall with living room, kitchen / dining room, utility, three double bedrooms, a master ensuite bathroom (wet room) and a family bathroom. This was a four bedroom house, however the owners converted one of the bedrooms to a large ensuite shower room.

Features of this property include spacious living accommodation throughout, bright light filled rooms, beautiful mature gardens, a rural location that is within easy commuting distance to all local amenities and off-street parking to the front of the property. There is a workshop with plenty of space fronting it to one side of the property and the owners have incorporated a lovely covered area to the other side for outdoor entertaining.

Properties with such a lot of potential yet within minutes of motorways don't come to the market often so early viewing is highly recommended.

Accommodation

- Entrance Hall: 4 x 1.5
- Kitchen/Dining Room: 8.7 x 3
- Utility Room: 1 x 2
- Living Room: 3.7 x 4.9
- Hallway: 11.7 x 1.1
- Master Bedroom: 2.7 x 4.5
- Master Ensuite: 3 x 3.3
- Bedroom 2: 2.9 x 3.7
- Bedroom 3: 2.8 x 5.7
- Family Bathroom: 2.9 x 1.6

Features

- Detached property
- Located on c.1.08 acre site
- Spacious accommodation
- Mature private gardens
- Light filled rooms
- Abundance of potential
- Covered outdoor dining area
- Oil central heating
- Mains water
- Septic tank







DNG TormeyLee

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