

# Residential

**Coonan**  
PROPERTY



## 14 An Gleib, Ballivor, Co. Meath

- Spacious 4 bedroom detached home extending to approx. 1900 sq ft
- Comprises entrance hall, sitting room, playroom or living room, kitchen/dining area, utility and guest toilet, 4 double bedrooms, 2 ensuites and family bathroom
- Presents in excellent decorative order and boasts high quality finishes throughout
- Offering generously proportioned and versatile living accommodation
- Large sunny south facing rear garden with access on both sides of the property
- Ideally positioned at the front of the development overlooking a well maintained green area
- Located just a short stroll to the village and all local amenities including pre-schools, primary school, bus stops and shops
- Just 15 minutes from the M4 and N3 offering easy access to M50 and Dublin

PSRA No. 003764 coonan.com

4 bedroom  
Detached  
approx. 1900 sq ft

Guide Price:  
**€375,000**

Private Treaty



# Accommodation

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## GROUND FLOOR:

Entrance Hallway	5.1m x 2.42m	Tiled flooring, under stair storage, radiator cover, alarm panel and curtain pole.
Living Room	3.9m x 4.91m	Semi solid Oak flooring, feature fireplace with granite hearth with solid fuel stove insert, blinds and coving.





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Kitchen/  
Dining Room

**7.57m x 3.61m**

Tiled flooring, solid wood wall and floor kitchen units, marble worktop, tiled splashback, Rangemaster cooker, dishwasher, fridge freezer, two light fittings and double doors leading to rear garden.

Utility room

**2.82m x 1.81m**

Tiled flooring, fully plumbed, fitted units and light fitting.

Ground floor W.C

**2.56m x 1.61m**

Tiled, w.c., w.h.b., extractor fan and light fitting.



# Accommodation

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## 1st FLOOR:

Landing	6.67m x 2.1m	Semi solid oak floors, hot-press and light fitting.
Master Bedroom	3.78m x 3.75m	Semi sold wood flooring, built in wardrobes, blinds and light fitting.
Ensuite	1.37m x 2.2m	Fully tiled, shower cubicle, w.c., w.h.b., extractor fan, blinds and light fitting.





# Accommodation

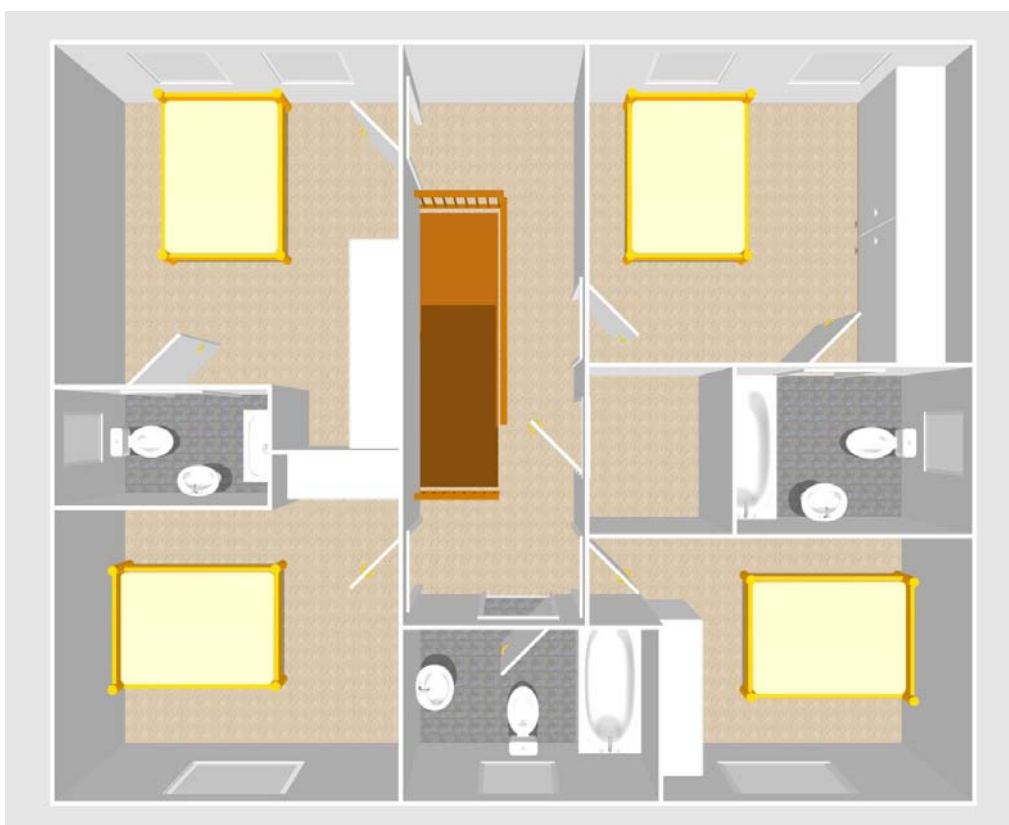
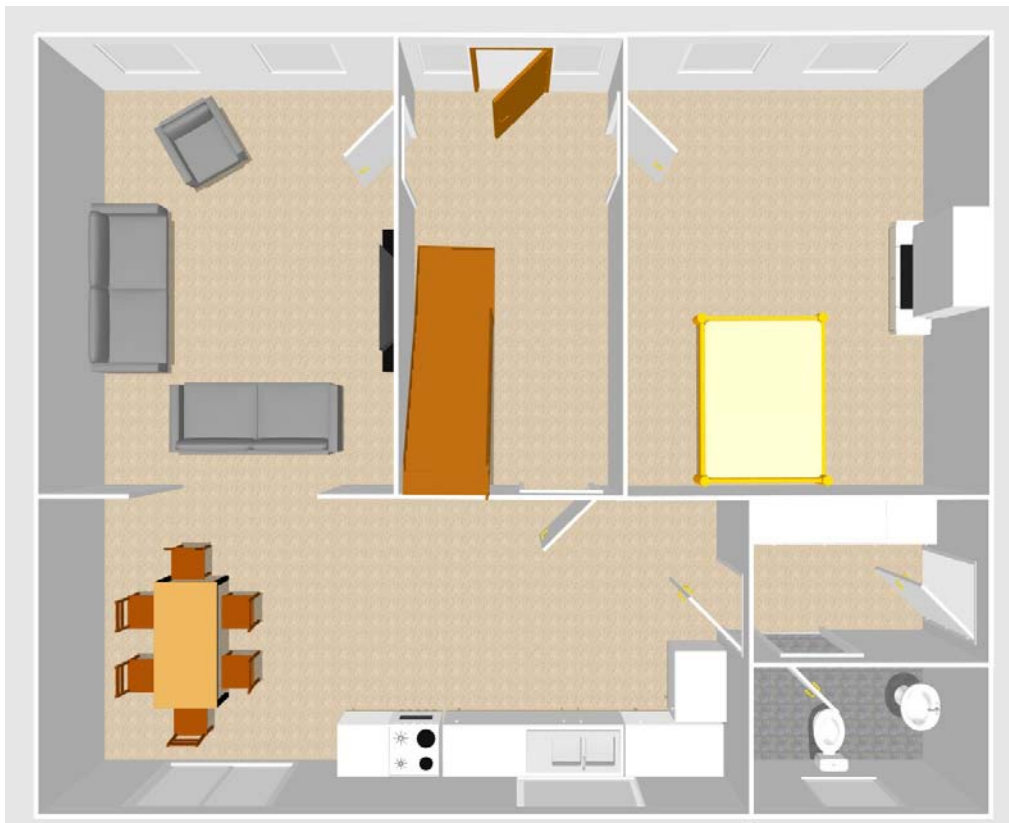
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Bedroom 2	4.21m x 3.5m	Semi solid oak floors, built in wardrobes, blinds and light fitting.
Ensuite	2.31m x 2.56m	Fully tiled, bath with shower, w.c., w.h.b., extractor fan, blinds and light fitting.
Bedroom 3	3.86m x 3.4m	Semi solid oak floors, built in wardrobes, blinds and light fitting.
Bedroom 4	2.75m x 2.82m	Semi solid oak floors, built in wardrobes, blinds and light fitting.
Bathroom	1.73m x 2.84m	Tiled flooring, half tiled walls, bath, w.c. w.h.b with built in vanity unit, extractor fan, blinds and recessed lights.



# Floor Plans

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### Additional Information:

Built in 2006  
 Overall size 176 sq.m (1,862 sq.ft)  
 Overlooking the green area  
 South facing rear garden extends to 14m x 13m  
 Cobble locked patio  
 Two timber sheds with power  
 PVC fascia & soffits  
 Out sockets  
 Outside tap  
 Outside lights  
 Two side gates  
 Fully alarmed

### Services:

Oil fired central heating  
 Mains water  
 Mains sewerage

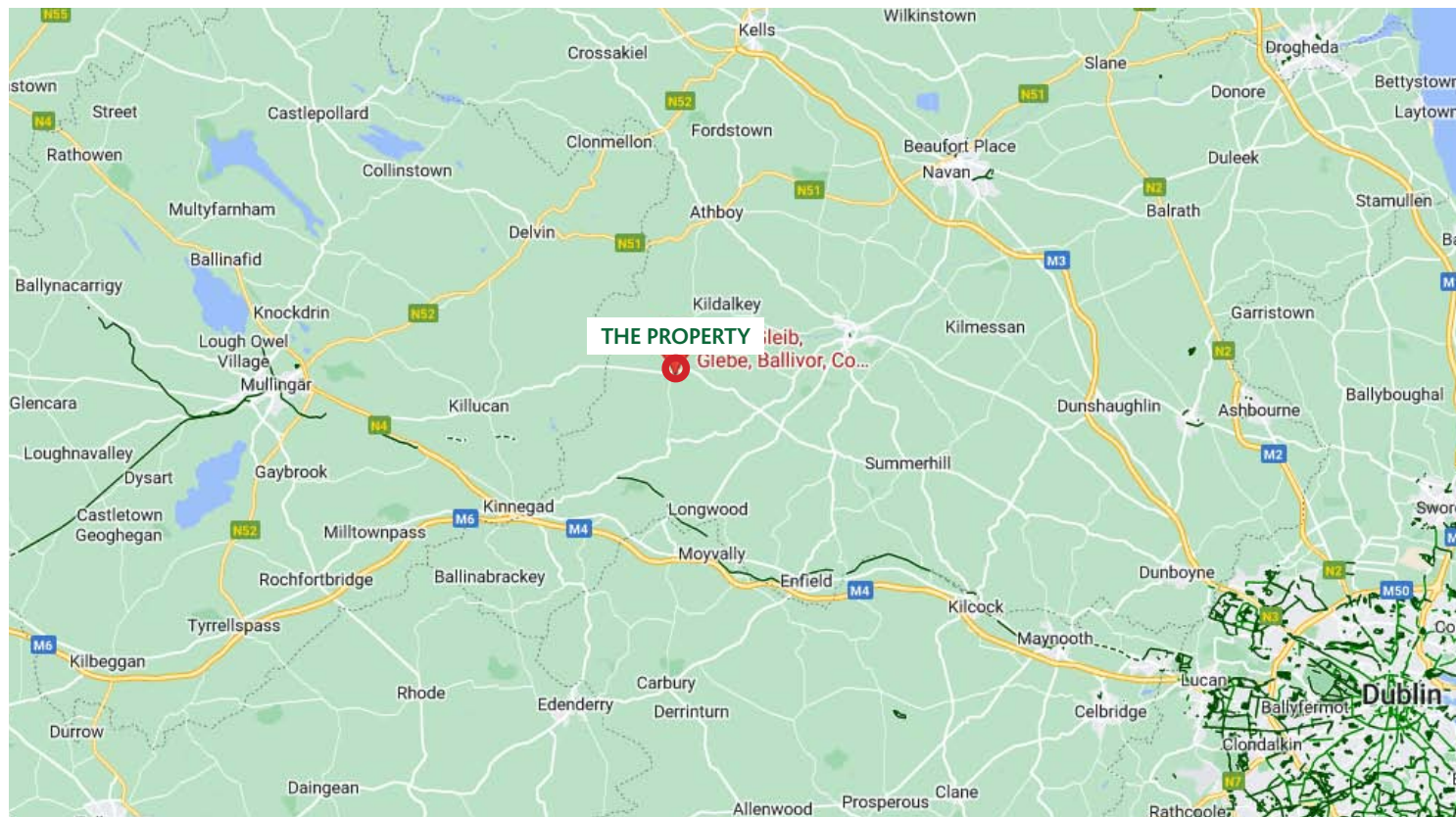
### Items Included in sale:

Rangemaster cooker, dishwasher,  
 fridge freezer, two light fittings in  
 kitchen,



# Directions

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## Directions:

Eircode  
C15 K8Y0

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### Contact Information:

Sales Person  
Mick Wright  
016286128

## VIEWING

By prior appointment at any reasonable hour.

**BER TBC**

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