

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 ensuite 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

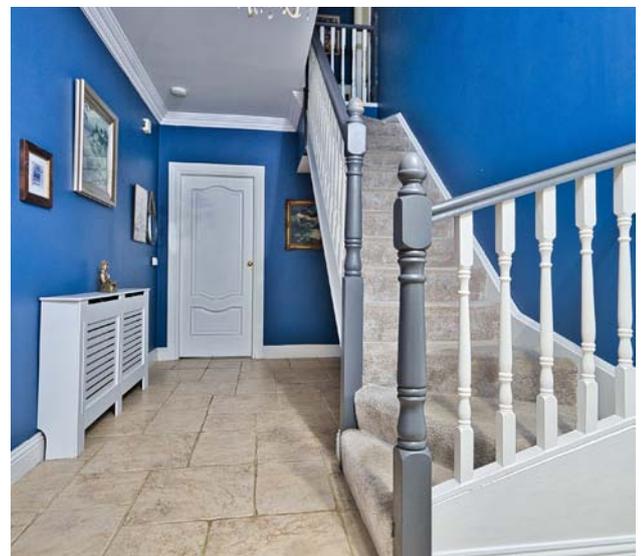
Private Treaty

Accommodation



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.



Accommodation



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



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.



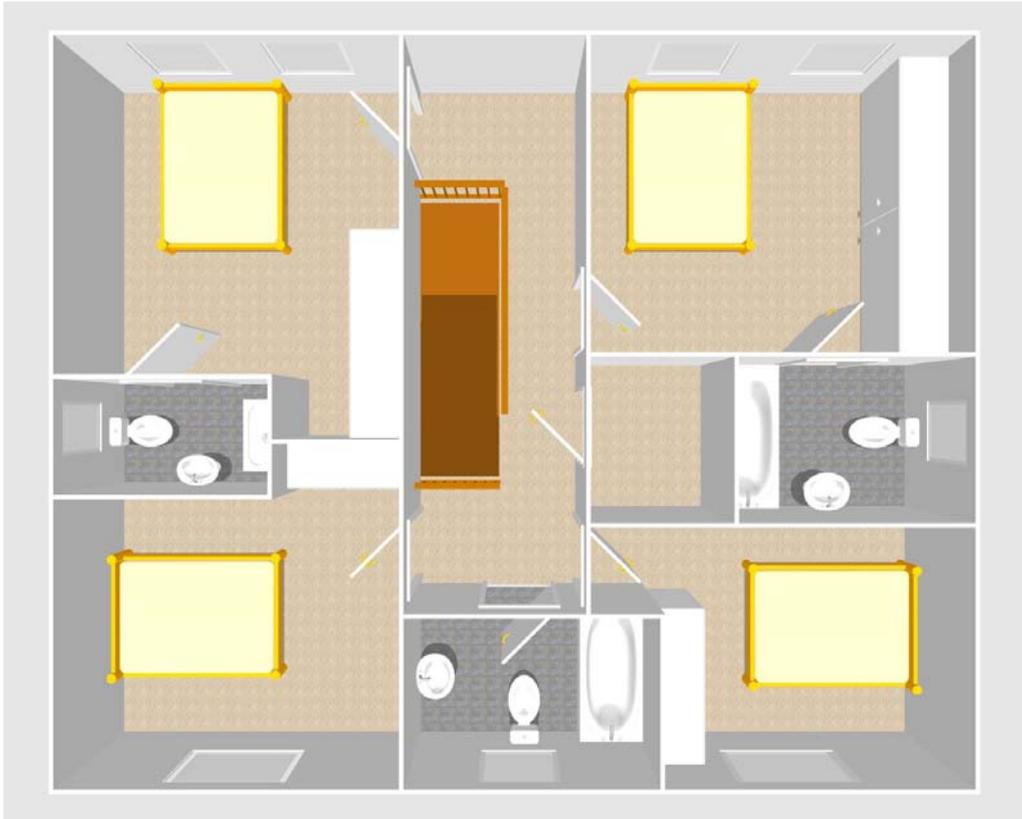
Accommodation

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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





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:

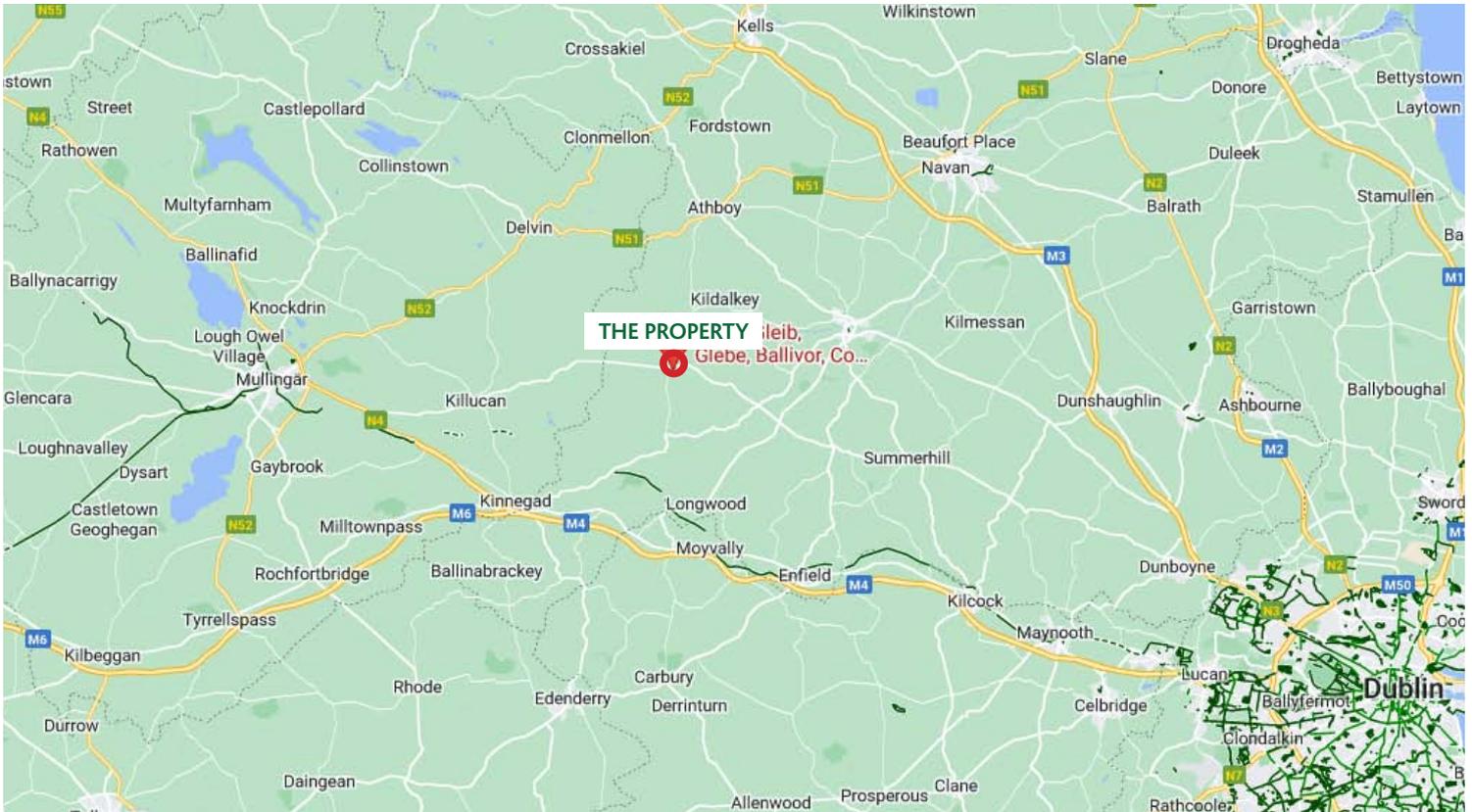
Oil fired central heating
Mains water
Mains sewerage

Items Included in sale:

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

Directions

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Directions:

Eircode
C15 K8Y0

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person
Mick Wright
016286128

BER TBC

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