

For Sale

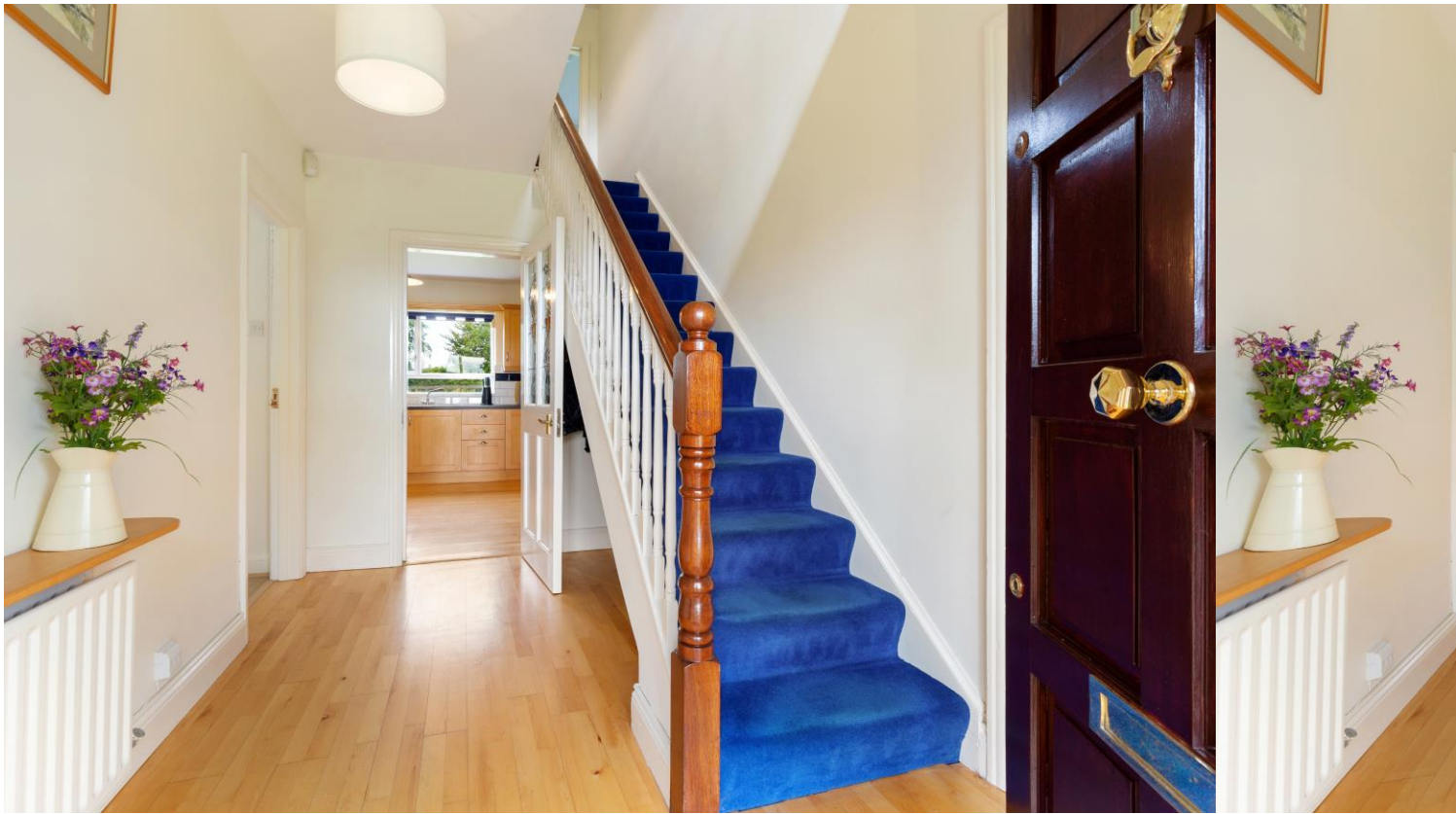
Asking Price: €700,000

Sherry
FitzGerald



Waynestown,
Dunboyne, Co.
Meath,
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Accommodation

Entrance Hall Opening from the front door leading to a spacious hallway with stairs to first floor landing, opening to the study, living room and the kitchen / dining room.

Living Room 4.30m x 4.30m (14'1" x 14'1"): Window to front aspect, feature fireplace, semi solid flooring, wall mounted radiator and double doors opening into the kitchen/dining room.

Study 3.60m x 2.90m (11'10" x 9'6"): Window to front aspect, wall mounted radiator and carpeted floor coverings.

Kitchen Dining Room 6.70m x 3.50m (22' x 11'6"): Fitted with matching base/wall units with ample worktop space and tiled splash back, array of built in appliances, electric hob with extractor fan above, hardwood flooring, sliding patio door to the garden and opening to the sizable utility room.

Utility Room 3.39m x 3.00m (11'1" x 9'10"): Window to rear aspect, tiled flooring, base and wall units with tiled splash back, inset sink and plumbing for washing machine / dryer and single door back door to garden.

WC 1.71m x 0.89m (5'7" x 2'11"): Located just off the utility room with window to side aspect, WC and wash hand basin.

Landing Bright and spacious landing with window to front aspect providing lots of natural light to both upstairs and down.

Master Bedroom 4.34m x 4.40m (14'3" x 14'5"): Sizeable double bedroom with window to front aspect, built in wardrobes, carpeted floor coverings and opening to the en-suite.

En-Suite 3.49m x 1.92m (11'5" x 6'4"): Window to side aspect, fitted with corner shower unit with glass shower screen, wc, bidet, wash hand basin and tiled flooring.

Bedroom 2 3.81m x 2.92m (12'6" x 9'7"): Sizeable double bedroom with window to front aspect, built in wardrobes and carpeted floor coverings.

Bedroom 3 3.65m x 2.82m (12' x 9'3"): Double bedroom with window to rear aspect and carpeted floor coverings.

Bathroom 4.68m x 3.07m (15'4" x 10'1"): Window to rear aspect, built in storage, deep fill bath with shower above with glass shower screen, wc., wash hand basin with tiled floor coverings.

Outside The home itself sits on 1.5 acres of land of which the main garden area surrounds the initial house and also a paddock to the rear.





Sherry FitzGerald are delighted to present for sale this 3 bedroomed detached family home with sizable paddock, sitting on 1.5 acre site. Enviably located in a tranquil and mature setting, surrounded by green fields to the front and rear of the property. The generously proportioned accommodation offers a perfect combination of space and light.

On entering the property, we come to a spacious entrance hall with stairs to first floor landing, opening to both the study, living room and the kitchen/diner. The study is to the front of the home and is a great space with window to front aspect. The main living room is also to the front of the home with window to front aspect, feature fireplace wall mounted radiator and double doors leading to the kitchen/dining area.

The open plan kitchen dining room is a great space for family meal and is fitted with matching base/wall units, ample worktop space, breakfast bar, inset sink, fitted appliances, and sliding door to the garden areas. Located off the kitchen is a large utility/boot room with downstairs WC. The utility room has a window to rear aspect and is fitted with matching base/wall units, inset sink with mixer tap, plumbing for washing machine, tiled flooring and rear door to garden.

On the first floor we come to a spacious landing flooded with natural light from a large window to the front aspect with uninterrupted views. There are three sizable double bedrooms and large family bathroom.

The master bedroom is a great size with window to front aspect, built in wardrobes, carpeted floor coverings and opening to the master en-suite. The en-suite is fitted with a corner shower unit with glass shower screen, wc, bidet, wash hand basin and tiled floor coverings. Bedroom 2 also to the front of the home, which is a great sized double, fitted with built in wardrobes and carpeted floor coverings. Bedroom 3 is a double bedroom with window to rear aspect and carpeted floor coverings. The family bathroom is uniquely sized with deep fill bath, shower above with glass shower screen, wc, free standing wash hand basin, ample storage and tiled flooring.

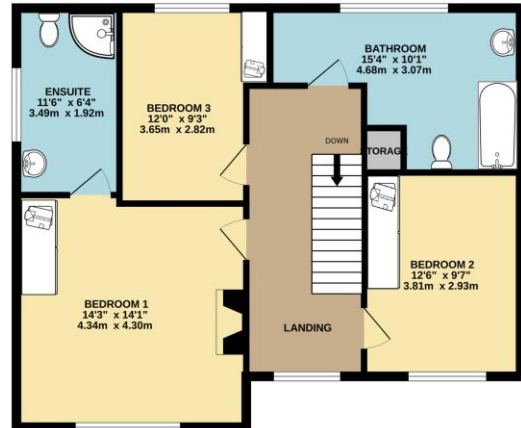
Outside: The property itself is located at the end of a private road. The driveway leads from the front of the house right the way through to the paddock area and provides ample parking for the home. The garden itself is mainly laid to lawn surrounded by mature hedging, giving the home a real sense of privacy. The paddock area runs to the rear of the property and is fully fenced and accessed via a five bar gate.



GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 1485 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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