

REA

O'BRIEN COLLINS

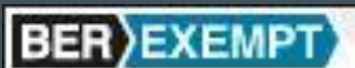


Rare Opportunity! Delightful 3 bed cottage (78sqm approx.) full of old world charm in village setting with large gardens.

FOR SALE BY PRIVATE TREATY

Rabbitt Street
Baltray
Co Louth
A92 Y058

Asking Price €350,000



DESCRIPTION

Tucked away at the end of the quaintly named Rabbitt Street in the picturesque village of Baltray, this lovely cottage sits on just under half an acre of gardens with uninterrupted southerly views out over the Boyne Estuary. Offering enormous potential for remodelling and extending, the existing accommodation includes three good size bedrooms, spacious living room with solid fuel stove, compact kitchen/diner and bathroom with separate wc. There is an ideally placed glass sunroom to the rear with a south westerly aspect and a decent garage with fully plumbed utility room to the side. And finally..... there is a tiny two room cottage, pretty well in its original state adjoining the main house..... a real step back in time!

LOCATION

Baltray, originally a fishing village which has remained largely unchanged over many years, is situated at the mouth of the River Boyne, just 5km east of Drogheda town and less than an hour from Dublin Airport along the M1. Probably best known for its world renowned golf Links course it also plays host to wonderful sand dunes at the Haven and acres of unspoilt wildlife habitats, famous for the protected nesting grounds of the Little Tern. While the fishing industry has all but vanished from the estuary, large commercial vessels along with the occasional pleasure craft can be seen plying their trade in and out of Drogheda port. Other nearby amenities include a newly built primary school along with farm shop, café, bar and restaurant and plenty of sports facilities at Termonfeckin (1.5km). There is a frequent public bus service to and from Drogheda.



FEATURES

- Picturesque village setting with large gardens.
- Excellent potential to re-imagine and extend (Sub to PP).
- Miles of safe sandy beaches on the doorstep.
- Coastal lifestyle within 10 minutes of Town amenities.
- Walking distance of miles of safe sandy beaches.
- Within Caddy pushing distance of First Tee at Baltray!

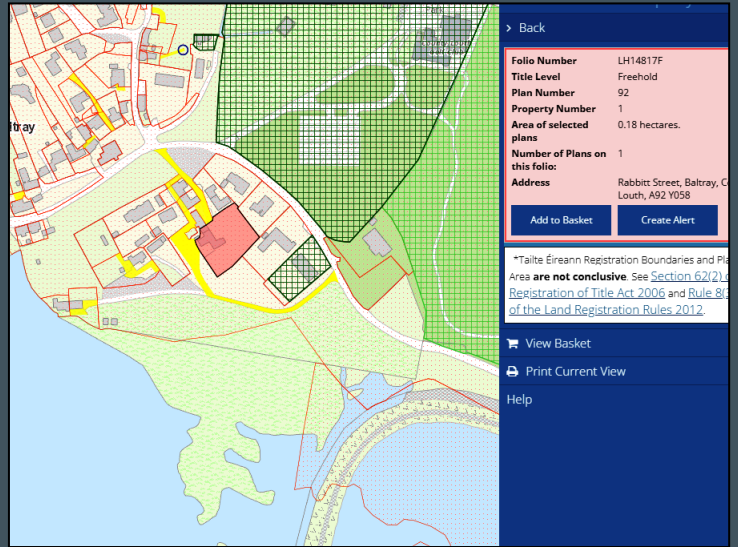
Services:

- Mains water and sewerage.
- Oil fired central heating.
- Fibre broadband available.
- Public bus service at edge of village.

ACCOMMODATION

- Entrance porch
- Living Room: 5.12m x 3.68m Feature fireplace with wood burning stove installed.
- Kitchen/Diner: 4m x 2.3m. Fitted wall and floor units. Electric cooker. Tiled floor
- Bedroom: 4.06m x 3.64m. Fireplace.
- Bedroom: 4.13m x 3.12m. (off living room)
- Bedroom: 2.7m x 2.6m. (off rear hallway)
- Walk in shower room with electric shower.
- Separate wc.
- Glass sunroom: 3m.x 2.3m. South /west facing.
- Garage.
- Utility: plumbed for washing machine.
- Two room store. (Originally a separate little cottage).





PRICE

Asking Price €350,000

VIEWING

By appointment

Contact the office at

REA O'Brien Collins
John Street, Drogheda
Co. Louth

T: +353 (0)41 9875444

E: info@reaobriencollins.ie
www.realestatealliance.ie

DIRECTIONS

Pass the entrance to Baltray Golf Club and take next lane to right. The cottage is the first on the right round the bend (rear access) overlooking The Meadows.

For more photos of this property please go to our website WWW.REAOBRIENCOLLINS.IE

You can also view this property at
WWW.MYHOME.IE
WWW.DAFT.IE

Walk-through video: <https://youtu.be/Rh0rXw46HZw>



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