

# REA

# O'BRIEN COLLINS



Superb light filled detached four bedroom home (156sqm) in the centre of the popular and picturesque village of Termonfeckin.

FOR SALE BY PRIVATE TREATY

Thunderhill  
Termonfeckin  
Co Louth  
A92 NF70

Asking Price €350,000

BER C1

## DESCRIPTION

Bright, modern, spacious and light filled, this lovely four bed detached home ticks all the boxes for contemporary and convenient living, located in the centre of the ever popular Termonfeckin village just a healthy stroll from Seapoint beach!

On entering the wide timber floored hallway, the generous living room is off to the left with two front facing windows and an open hearth with cast iron wood burning stove. Double glass panelled doors open through to the modern fully equipped kitchen which has tiled floor and splash back and large west facing window overlooking the private back garden. Two large double bedrooms, both with built in wardrobes and the fully tiled family bathroom complete the ground floor accommodation.

Upstairs is the luxurious master bedroom with en-suite shower room, built in wardrobes and windows to front and rear. The fourth (guest) bedroom also has a generous shower-room en suite and built in wardrobes.. Outside there is a fully landscaped and paved secluded south west facing garden rear garden ideally positioned to catch the afternoon and evening sun. Overall, this is a really lovely family home and viewing is highly recommended.

## LOCATION

The picturesque village of Termonfeckin with its humpback bridge wonderful trees and interesting mix of old world and modern houses, is situated approx 8km north of Drogheda town along the coast. The M1 is within a 10 minute drive making access to both Dublin and Belfast a real option for those who seek a peaceful country lifestyle within commuting distance of a busy city life.

The excellent neighbourhood amenities include two world class golf links courses at Baltray and Seapoint, miles of safe sandy beaches nearby, an excellent primary school and crèche facilities, local shops and restaurants and an easy 5 minute drive into Drogheda.



## FEATURES

- Presented in excellent condition
  - Bright light- filled accommodation.
  - Four bedrooms, two en-suite.
  - Two downstairs bedrooms.
  - Quality fixtures and fit out.
  - Secluded village centre location.
  - Private south west facing back garden.
- Services:
- Mains water & sewage.
  - Oil fired central heating.

## ACCOMMODATION

### GROUND FLOOR

- Entrance Hall: 6.43m x 2.79m Semi solid timber floors. Under stairs storage.
- Sitting Room: 5.25m x 3.86m Timber floors, raised hearth with solid fuel stove. Double glass doors to kitchen.
- Kitchen: 5.23m x 4.96m Fully fitted with quality wall and floor units. Tiled floor and splash back.
- Family Bathroom: 2.93m x 1.07. Fully tiled.
- Bedroom 1: 3.83m x 3.05m. Timber floors. Built in wardrobes.
- Bedroom 2: 3.87m x 3. Timber floors. Built in wardrobes.

### FIRST FLOOR

- Master Bedroom: 4.19m x 3.09m. Built in wardrobes unit. En suite shower room. Fully tiled.
- Bedroom 4: 5.2m x 4.62m. Spacious en-suite shower room.

### Outside:

Shared gravel driveway to front. Private enclosed south west facing garden to rear.





### PRICE

Asking Price €365,000

### VIEWING

By appointment with the sole agents.

Contact the office at

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

T: +353 (0)41 987 5444

F: +353 (0)41 987 5333

E: [info@reaobriencollins.ie](mailto:info@reaobriencollins.ie)

[www.realestatealliance.ie](http://www.realestatealliance.ie)

### DIRECTIONS

In Termonfeckin village travel over the humpback bridge and take the first right towards Seapoint, take next left up Thunderhill and the entrance is 3<sup>rd</sup> on left.

For more photos of this property please go to our website

[WWW.REAOBRIENCOLLINS.IE](http://WWW.REAOBRIENCOLLINS.IE)

You can also view this property at

[WWW.MYHOME.IE](http://WWW.MYHOME.IE)

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