

REA

O'BRIEN COLLINS



Super three bed family home (127sqm) offering a modern contemporary lifestyle.

FOR SALE BY PRIVATE TREATY

18 Castlemartin Drive
Bettystown
Co Meath
A92 R5W7

Asking Price: €369,000



DESCRIPTION

No 18 Castlemartin Drive, originally a standard three bed semi-detached family home in this very popular location has been extended and transformed by way of a bright contemporary architect designed open plan kitchen/diner across the rear of the property.

With its stylish interior décor, contemporary fit-out and high spec Kube kitchen, No.18 is unique and offers the new owners a bright modern lifestyle coupled with a quiet cul de sac location yet just minutes from the beach and village centre. There is a spacious fully tiled guest WC to the left off the entrance hall, while the sitting room is to the right with pale timber floors, bay window and feature wall mounted gas fired stove as centre piece to the room. The extended kitchen/diner spans the rear of the house and definitely offers a real 'Wow' factor. Architect designed to maximise natural light which spills in from large sliding glass doors, as well as a bespoke roof light, this multi- purpose room combines the state of the art Kube kitchen with its stylish centre island/breakfast counter, a very generous dining area and a spacious living area, currently in use by the family as a home/office and entertainment space. There is a compact and useful utility room off the kitchen which easily accommodates the washer and dryer along with shelving and storage.

Upstairs, are the three family bedrooms, the main with floor to ceiling built in wardrobes and fully tiled modern en-suite shower room. Both the other bedrooms also have built in wardrobes and all are carpeted giving a real sense of comfort and warmth. Finally, the family bathroom follows the style of the owners, fully tiled with its contrasting colour scheme and feature vertical radiator.

Outside there is a large front garden with ornamental cherry tree and off street parking for at least two cars. The mature back garden is quite private with mature hedging and ornamental trees. There is a useful timber garden shed for extra storage at the rear.

LOCATION

Castlemartin is situated within walking distance of Bettystown village centre and its famous miles long sandy beach stretching all the way from the Boyne Estuary to Laytown. The wealth of local amenities includes mainline rail station at Laytown, offering an average commuting time into Dublin city centre of 40 minutes, along with both public and private bus service to into Drogheda and Dublin. There is the newly constructed secondary school at Colaiste na hInse and a choice of primary schools in the area. The multitude of leisure facilities include Laytown & Bettystown Golf and Tennis Club, St. Colmcille GAA club and East Meath United FC to name but a few.



FEATURES

- 'A' rated Shomera extension certified to passive house standard.
- Architect designed extension.
- Top of the range integrated appliances.
- Breakfast counter with induction hob and Falmac extractor fan.
- Recently installed ultra-efficient Viessmann condenser boiler.
- 'A' rated composite/triple glazed front door.
- B2 energy rating.

Services:

- Zoned gas fired heating.
- Insulation upgraded throughout.
- Satellite and fibre broadband.
- Public & private bus transport service.
- Mains water and drainage.

ACCOMMODATION

- Entrance hall: A rated composite/triple glazed front door.
- Guest wc/whb fully tiled.
- Sitting room: 6.35 x 3.46m. Wall mounted gas fire stove, bay window. Quality laminate flooring.
- Kitchen/dining room: L Shaped. 9.6m x 5.10, (L shape: 2.7m x 2.23 Top of the range Kube kitchen with all appliances included. Breakfast counter. Marrazzi tiled ceramic floor. Sliding glass doors to back garden.
- Utility room: Plumbed and shelved.
- Upstairs:
- Spacious landing area with hot press and attic access.
- Main bedroom: 4.08m x 3.05m, Built- in wardrobes. En-suite shower room. Tiled.
- Bedroom 2: 4.4m x 2.78m, Built -in wardrobes
- Bedroom 3: 2.47M x 2.51m. Built-in wardrobe.
- Family bathroom: Bath, wc and whb. Tiled floor, feature wall and bath surround.





PRICE

Asking Price:
€369,000

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

From the Eastham Road travelling towards Bettystown village, take the left turn for the Village Hotel. Take the second right into Castlemartin Green and go to the end of the road. Turn right into Castlemartin Drive. No 18 is towards the end on the right.

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/XZNtLapSIDI>



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