



255 Beechdale, Dunboyne, Co. Meath, A86 WC96



BER E1

BER No: 101603363

Energy Performance Indicator: 316.61 kWh/m²/yr.

DOUGLAS NEWMAN GOOD

DNG

TORMEYLEE

255 Beechdale, Dunboyne, Co. Meath, A86 WC96

DNG Tormey Lee are delighted to bring this spacious, three bedroom semi-detached extended family home to the market. Located in the mature development of Beechdale, this lovely house is within a short walk to the picturesque town of Dunboyne.

Dunboyne is situated just c. 18km from Dublin City Centre and c. 21km from Dublin Airport. Its close proximity to the N3 makes it an easily accessible location for routes both North and South via the N3 / M50. Dunboyne has direct links to Dublin City centre via a regular bus route and train station, making it an ideal choice for commuting. The town itself boasts a variety of shops, supermarkets, bars & restaurants and there are a selection of both Primary and Secondary schools.

The property is presented in very good condition throughout and has been extended to the rear to include a conservatory / sun room. Upon entering the property, you arrive in the welcoming entrance hall, which boasts solid wood flooring and wainscoting effect wall panelling. To the front of the house is the main sitting room, which leads through to a second reception / living room also suitable for a home office or playroom. The large kitchen is at the back of the house and includes contemporary fitted units and a large dining area. Off the kitchen is a spacious conservatory / sun room. Upstairs, are three good sized bedrooms and a main bathroom with subway style wall tiling. The master bedroom boasts wall to wall fitted wardrobes and a fitted drawer / dresser unit.

To the front of the house is a gravelled driveway with space for two cars. There is side access to the back of the house. The rear garden is south facing, walled and benefits from a concrete block shed.

For further details or to arrange a viewing contact DNG Tormey Lee on 01 835 7089.

Accommodation

Downstairs:

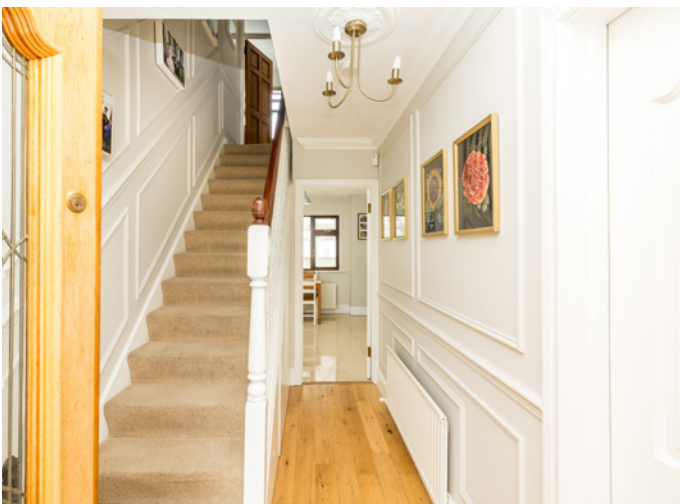
- Entrance Hall - 3.40 x 1.90
- Kitchen / Dining room - 4.40 x 3.60
- Sitting room - 4.60 x 3.60
- 2nd reception / Living room - 4.90 x 2.90
- Conservatory / Sun room - 4.20 x 3.60

Upstairs:

- Landing
- Master bedroom - 3.95 x 3.50
- Bedroom 2 - 3.40 x 3.05
- Bedroom 3 - 3.00 x 2.15
- Bathroom - 1.95 x 1.75

Features

- Extended to rear to include conservatory / sun room
- 2 reception rooms
- 2nd living room also ideal for home office or playroom
- Contemporary fitted kitchen
- 3 good sized bedrooms
- Main bathroom
- Alarm system
- Side access
- Oil heating
- Off street parking for 2 cars
- Walled rear garden with concrete block shed
- Mature & sought after location







DNG TormeyLee

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