

## GRIMES



4 BEDROOM FAMILY HOME – 140 m<sup>2</sup> (1,399 sq ft)  
ASKING PRICE €340,000

**BER** C3

FOR SALE BY PRIVATE TREATY

12 THE GARDENS  
FOX LODGE WOODS  
RATOATH  
CO. MEATH  
A85 PY03



## DESCRIPTION

REA Grimes are delighted to offer to the market No.12 The Gardens, Fox Lodge Woods, Ratoath. This is an ideal opportunity to acquire an exceptional four bed semi-detached home within a quiet, mature development situated in the heart of the ever popular village of Ratoath. The property offers bright, generously proportioned accommodation with contemporary decor throughout and is ideally positioned within a child-friendly cul-de-sac of this development. No. 12 The Gardens benefits from a large corner site offering a large private west facing rear garden.

Internally this fine family home is bright and airy and offers a terrific balance of living and bedroom accommodation. Accommodation briefly includes entrance hall, large sitting room, kitchen/dining room, sunroom and downstairs W.C. Upstairs there are four spacious bedrooms with master en-suite, hot press and main family bathroom.

Fox Lodge Woods is located close to Ratoath village centre and walking distance to all local schools, sports and leisure amenities, and local transport links. An early viewing of this property is advised as it is sure to appeal to many buyers. Contact REA Grimes on 01 835 0392 or [siobhan@reagrimes.ie](mailto:siobhan@reagrimes.ie) to arrange a viewing today.

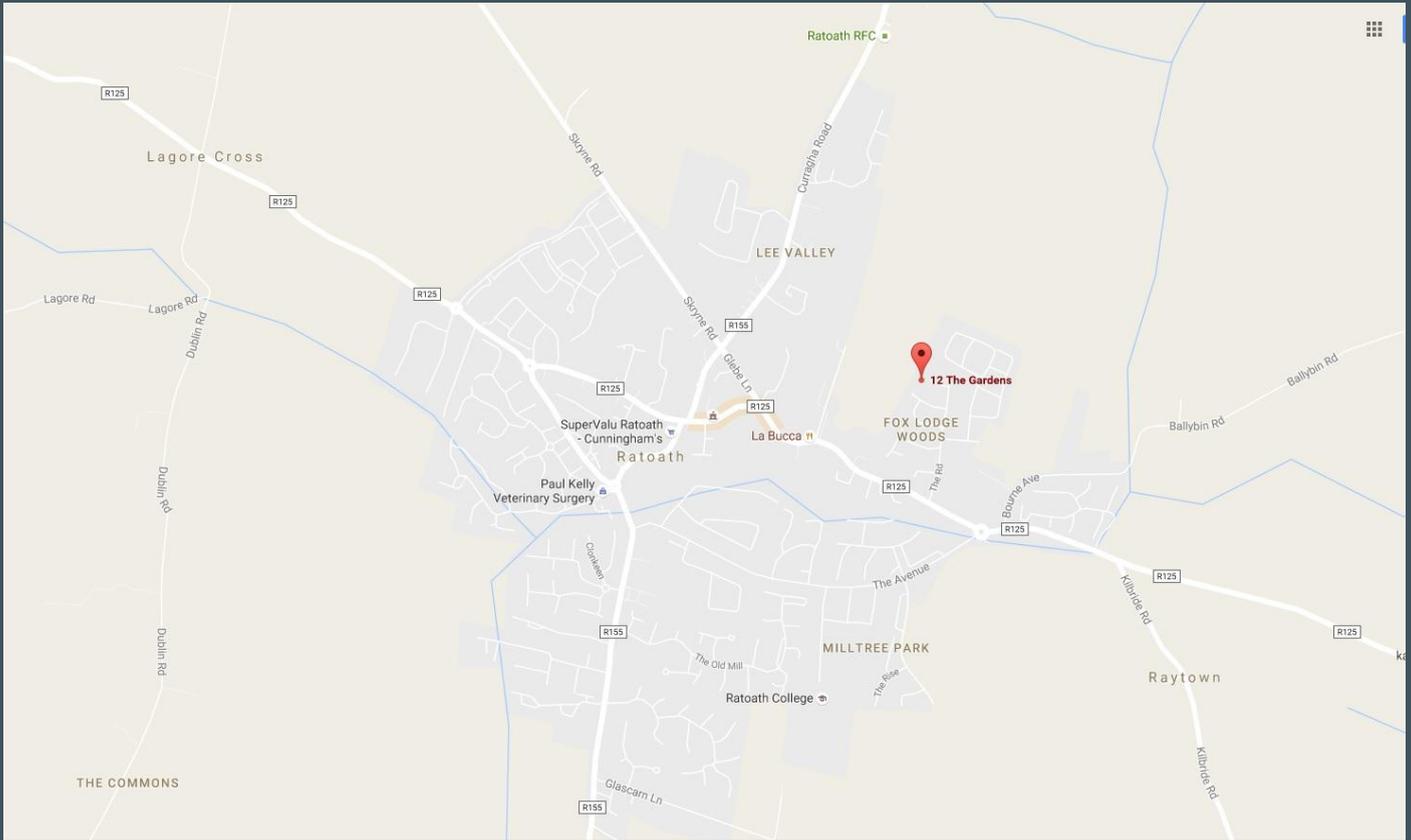


## FEATURES

- Within walking distance of Ratoath Village and all amenities, schools and sporting facilities
- Close to main Dublin bus route for commuters
- Mature family friendly development
- Large west facing rear garden – not overlooked
- PVC double glazed windows & doors
- Presented in good condition throughout
- Gas Fired Central Heating
- Viewing Advised for this quiet cul-de-sac location

## ACCOMMODATION

- Entrance Hallway: 5.005 m x 1.996 m
- Sitting Room: 4.213 m x 5.602 m
- Kitchen: 3.086 m x 5.428 m
- Dining: 3.936 m x 3.224 m
- Sun Room – 5.182 m x 2.854 m
- W.C – 1.314 m x 0.750 m
- Landing Area: 3.904 m x 2.987 m
- Bed 1 (Master): 4.583 m x 3.089 m
- Ensuite: 2.301 m x 0.946 m
- Bed 2: 3.569 m x 3.040 m
- Bed 3: 3.010 m x 2.610 m
- Bed 4: 2.863 m x 2.707 m
- Main Family Bathroom: 2.382 m x 1.675 m



## PRICE

**ASKING PRICE: €340,000**

## VIEWING

Please contact us to arrange an appointment. We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturday's phone: 018350392 or email [siobhan@reagrimes.ie](mailto:siobhan@reagrimes.ie)

**VIEWING HIGHLY RECOMMENDED!**

## REA Grimes

Main Street, Ashbourne, Co Meath.

T: 01 835 03 92

F: 01 835 03 33

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

## DIRECTIONS

From Main Street Ratoath continue along the R 125 in the direction of Ashbourne for approx. 600 meters. Turn left into Fox Lodge Woods and take the fifth left hand turn onto The Gardens. No. 12 is at the bottom of the cul de sac. See REA Grimes 'For Sale' sign.

12 The Gardens Fox Lodge Woods - Co Ordinates:  
Latitude: 53.5083728 / Longitude: -6.453416500

## BER Information

BER: C3

BER No: 109098038

Energy Performance Indicator: 224.95 kWh/m<sup>2</sup>/yr



## Mortgage Advisors

Mortgage Advice Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.

PSRA Licence No: 001417



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