

# For Sale

Asking Price: €420,000



109 Grange Hall,  
Dunshaughlin, Co Meath  
A85 K128

[sherryfitz.ie](http://sherryfitz.ie)





Sherry FitzGerald Sherry are thrilled to present 109 Grange Hall to the market.

No.109 is a superb, five bedroom home ideally positioned on a quiet cul-de-sac to the rear of the development encompassing a generous 163 sq. m./ 1755 sq. ft. of well-maintained and spacious accommodation brought to market by the original owners.

Excellent laid out accommodation comprises an entrance hallway, guest w.c., living room, kitchen/ dining room, large sunroom finished by beautiful brick walls and exposed wooden beams. First floor hosts three spacious bedrooms (spacious master bedroom with en-suite) and a family bathroom. The second-floor hosts two bedrooms (spacious master bedroom with en-suite & double doors opening to large balcony) Complimenting this impressive home finds a well-maintained, south facing rear garden.

Grange Hall is a modern development with on-site crèche facilities. Main Street of Dunshaughlin is just minutes' walk, where there is an excellent choice of junior schools and a secondary school of great renown. Commuting is very comfortable from Dunshaughlin as the M3 Parkway rail station at Pace is a 7 minute drive, as is access to the M3 which in turn, gives access to M50, Dublin and Airport. An enviable public bus service completes the picture for transport! Viewing comes highly recommended!



## Special Features & Services

'B' energy rating  
 Abundance of living space throughout  
 Beautifully decorated  
 Generous sized accommodation  
 Large bright sunroom  
 GFCH  
 South/ West facing rear garden  
 Entertaining garden with built-in bar  
 Outdoor shed  
 Located to rear of development  
 Cul-de-sac

## Accommodation

### Entrance Hall

Welcoming entrance hallway with wooden flooring and understairs storage guest w.c.

### Guest w.c.

Large w.c. with w.h.b and w.c.

### Living Room

Large living room to front of property with hard wood floors and ceiling coving adjoining to an open-plan kitchen.

### Kitchen

Wonderful open-plan kitchen adjoining from living room, also accessed from sunroom. Plentiful kitchen units and island with additional sink, ceiling coving, porcelain tiled floors and cream subway tiles give a beautiful finish to this spacious kitchen.

### Sunroom

Stunning, large sunroom drawing in plentiful light into the home featuring wooden flooring, high ceiling with exposed wooden beams, authentic brick walls and glass double doors leading to rear garden.

### Bedroom 1

Double bedroom currently used as office to rear of property.

### Bedroom 2

Double bedroom with built-in wardrobes to rear of property.

### Bedroom 3

Double bedroom with walk-in wardrobe to front of property.

### En-Suite

Tiled en-suite with w.c., w.h.b and shower.

### Bathroom

Full sized bathroom with w.c., w.h.b and bathtub to front of property.

### Bedroom 4

Single bedroom with built-in wardrobes to rear of property.

### Bedroom 5

Master bedroom with built-in wardrobes stretching from front to rear of property featuring a large balcony with views of the rolling countryside.

## Garden

A beautiful, sunny south facing rear garden with an impressive, built-in outdoor bar, patio and grass area accessed from the sunroom.







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