

REA

O'BRIEN COLLINS



Stylish energy efficient 4 bedroom family home (approx 196 sqm) with many high spec extras throughout and set on lovely mature elevated grounds of 0.42 hectares / 1.04 acres

FOR SALE BY PRIVATE TREATY

Puckoon
Garristown
Co Dublin
A42 K239

Asking Price €700,000





LOCATION

Garristown, a village in north west Fingal, is located approx. 7km north east of Ashbourne and 18 km north of Swords.

Local amenities include St Mary's NS, Garristown GAA club, local community centre, Quinn's Bar & Grill, convenience store, butcher's shop, hair salon and a service station.

The subject property is located 1.8km west of Garristown village with the N2 being 2.4km further west connecting to Ashbourne and the M2 with the M50 approx. 10 minutes further driving time.

DESCRIPTION

Spacious family home offering the perfect blend of well-designed light-filled accommodation set on wonderful mature grounds incorporating a rear landscaped courtyard ideal for day-to-day family living and entertainment. Extended and remodelled by its current owners, this energy efficient home is finished to an exceptionally high standard and includes a host of high specification extras throughout to now provide a welcoming home well set up for family living in the 2020's and the decades beyond.

Set back from the road on a mature elevated site and approached via electric gates, first impressions are of a very fine family home with uninterrupted views over rolling countryside. Double doors open into a part glazed entrance porch complete with decorative tile floor finish and cloakroom storage incorporating a window seat. A generously proportioned inner hall leads through to a well-proportioned sitting room which is ideal for those cosy winter evenings. An antique style open fireplace serves as an attractive focal point. Immediately to the rear, off the hall, a large open plan triple aspect K/L/D space provides the ultimate wow factor! A custom-made kitchen provides plentiful storage including within the large central island unit Worktops and splashbacks have an attractive granite finish. A floor to ceiling feature stone-built chimney breast incorporates a dual fuel stove. Concertina patio doors open out to an enclosed landscaped courtyard / terrace which is ideal for entertainment and acts as real suntrap. Off the kitchen, there is a useful playroom which could easily be used as a large walk-in pantry room. A back hall / utility leads out to an east facing terrace. There is also a guest toilet off the back hall.



The bedroom wing of the house accommodates 4 double bedrooms, a fully tiled family bathroom and a walk-in hot press, shelved for storage. The main bedroom suite has a large L-shaped walk-in wardrobe, shelved from floor ceiling. There is also a good size fully tiled en suite shower room complete with attractive sanitary ware.

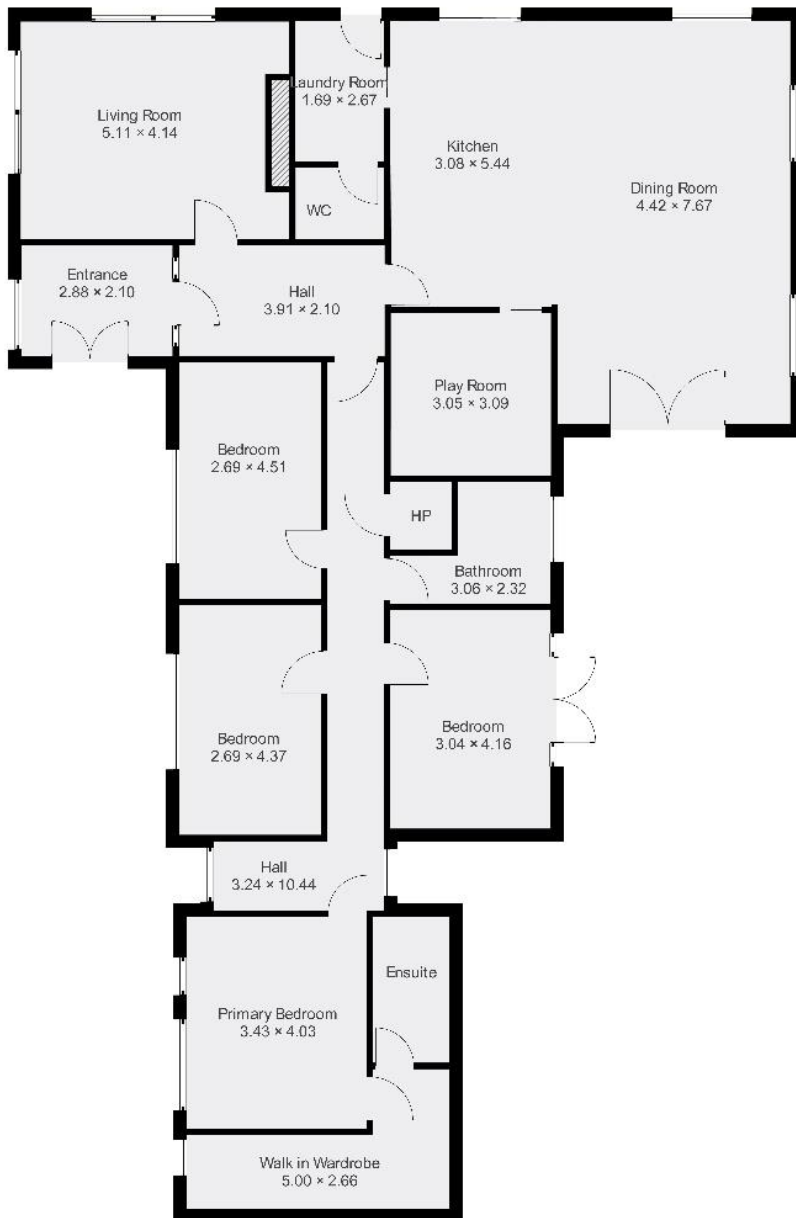
The grounds of this stunning home are best appreciated on viewing from its uninterrupted countryside views to the front to the stylish enclosed landscaped courtyard to the rear complete with built-in BBQ / entertainment area. There are a variety of mature trees, specimen shrubs, flowering plants and raised flower beds. Additional external features include an ornamental fish pond; glass house; garden room together with several lawn areas, each framed by magnificent mature trees and hedgerows.

ACCOMMODATION

- Entrance porch: 2.85m x 2.05m; dual aspect; window seat & storage closet.
- Entrance hall: 4.0m x 2.12m; wide plank floors & panelled walls.
- Front sitting room: 5.1m x 4.17m; dual aspect; antique style fireplace; alcove storage; solid oak floor.
- L-shaped open plan Kitchen /Living/ Dining: 7.81m x 5.45m & 4.57m x 2.4m. Appealing aspect to east, south & west. Large central island (2.3m x 1.83m) with generous storage including wine fridge. Generous range of top quality custom-made kitchen units (JDM Woodworks Ltd).
Appliances include: Smeg range cooker (7-ring gas hob; 2 x electric ovens, grill oven & proving oven); Fisher & Paykel American style fridge freezer & integrated dishwasher. Hand finished Chambord double bowl kitchen sink. Patio doors to south & west facing landscaped courtyard – a real suntrap!
- Play room: 2.98m x 2.973m: pocket door access from kitchen.
- Utility / back hall: 2.7m x 1.6m; fitted storage units; plumbed for washing machine & dryer; door to paved east facing terrace.
- Toilet: 1.594m x 1.37m
- Bedroom 1 (front): 4.37m x 2.63m
- Bedroom 2 (front): 4.27m x 2.63m; built-in wardrobes (BIW); recessed lighting
- Walk-in shelved hot press
- Pulldown stairs to part floored attic
- Bathroom: 2.29m x 2.4m (avg); bath (mains shower), wc & whb; fully tiled
- Bedroom 3 (rear): 4.16m x 2.93m; BIW & patio doors to sunny enclosed terrace.
- Glazed lobby to Main Bedroom: 4.04m x 3.38m
- L-shaped walk-in wardrobe area: 5.0m x 1.46m & 1.25m x 1.52m; extensive range of custom-made closets
- En suite shower room: 2.8m x 1.46m; double shower (mains / rain head shower), wc & whb; fully tiled.



FLOOR PLANS



FEATURES

- Well-designed light-filled family home with stunning L-shaped open plan kitchen/living/dining with feature vaulted ceiling and custom-made kitchen fitout.
- Sweeping driveway through electric gates and mature grounds incorporating a variety of mature trees, shrubs, and flowers.
- Stunning enclosed landscaped courtyard to rear incorporating built-in BBQ / bar entertainment area.
- Energy efficient home (B3).
- Solid engineered oak flooring finish.
- Premium appliances; high quality sanitary ware & high specification woodwork throughout.

SERVICES:

- Mains water & septic tank
- Oil fired central heating
- Remote controlled wrought iron entrance gates.
- Fully alarmed.
- Water softener has been installed.
- Excellent broadband connectivity.





PRICE

Asking Price €700,000

VIEWING

By appointment

Contact the office at

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DIRECTIONS

Situated along the Phibblestown Road approx. 1.8km west of Garristown village and 2.4km east of the N2. Use Eircode A42 K239.

For more photos of this property please go to WWW.REAOBRIENCOLLINS.IE

You can also view this property at WWW.MYHOME.IE
WWW.DAFT.IE

Walk through video: <https://youtu.be/JEC4z0MOiAI>



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