



## FOR SALE BY PRIVATE TREATY



### St Oliver's Rd, Longwood, Co Meath, A83 FR63

Superb detached dormer style residence of individual flair & design in great location a short walk to Longwood village, and Longwood primary & secondary schools. Great layout internally with an excellent open plan kitchen/family/dining area, a wonderful sitting room opening through French doors to the private deck area with south westerly rear aspect, and with 4 large

double bedrooms, plus study this property should not be missed.

There are a host of extras such as solid oak internal doors, tarmac driveway, mature laurel hedging, recessed down lighting in the soffit & fascia, plus many more. Such a property rarely comes on the market.

**ASKING PRICE €310,000**

PSR number 001731

**CAREY AUCTIONEERS**

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ACCOMMODATION		
Entrance Hall		Beautiful bright & spacious hallway with solid oak flooring, alarm key pad & stairs
Kitchen / Family area	7.85m x 4.08m	With a combination of solid oak & tiled flooring, fitted kitchen units with double Belfast sink unit, oven & hob, dish washer, recessed lights, gas fired stove
Utility Room		With fitted units with sink unit, plumbed for washing machine & drier
Dining area	3.8m x 3.05m	Open plan from the kitchen/family area & with solid oak flooring
Sitting room	4.84m x 3.83m	With double glass doors opening from hallway, carpet flooring, open fireplace, ceiling coving, centre light fitting, French doors opening to deck area
Study	2.32m x 1.88m	Oak flooring, phone point
Bedroom 1	5.04m x 2.93m	Double front room with carpet flooring, blinds & centre light fitting, tv point
En-suite		Fully tiled, with wc, whb, walk-in shower & towel warmer
Bedroom 2	4.22m x 3.53m	Double master room to rear with carpet flooring, blinds, & large walk-in wardrobe fully fitted leading through to the en-suite
Landing		With excellent storage & large hot-press
Bedroom 3	4.49m x 3.4m	Large double bedroom with carpet flooring
Bedroom 4	4.47m x 4.18m	Large double bedroom with carpet flooring
Bathroom	2.48m x 2.15m	Tiled room with corner Jacuzzi bath, wc, whb & electric shower
Outside		Excellent well maintained private grounds - with a south westerly rear aspect



### FEATURES

- Excellent design & layout, c175 sq.m/1,880 sq.ft
- Large spacious bedrooms
- Beautiful open plan kitchen/family/dining area
- Walking distance to primary & secondary schools
- Solid oak internal doors, many extra finish details
- Tarmac driveway & private grounds
- All mains services & GFCH
- Excellent storage throughout



### DIRECTIONS

From Dublin take the M4 to Junction 8 Kilcock and then the R148 on through Enfield towards Kinnegad. The junction for Longwood is c3.5 kms past Enfield. When you enter Longwood, St Oliver's Road is just to the left of the antique shop. The property is 400m from the village on the left, immediately after the Edgeworth Court entrance. Our sign will not be on the house. GPS (from Google Earth) 53.458174, -6.926758

