



10 Moatlands, Ratoath,
Co. Meath, A85 RH95



BER C2

BER No: 115197634

Energy Performance Indicator: 177.18 kWh/m² /yr

DOUGLAS NEWMAN GOOD

DNG

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DNG Tormey Lee are proud to present to the market this beautifully presented extended three-bedroom property situated only a stone's throw from Ratoath Village in the private & mature Moatlands complex. The property, which was built in c. 1996 has been lovingly cared for and maintained by the current owner over the years and includes a number of stylish features and additions.

To the front of the property is a lovely tiled entrance and immaculately kept fenced garden area with mature trees and plants. On entering the property, you arrive in the welcoming entrance hall, which boasts stylish wall panelling and a converted understairs storage solution with push touch opening door & drawers. There is also a guest WC located under the stairs with contemporary fittings. To the left, off the hallway is the cosy sitting room which boasts a solid Walnut floor and feature fireplace with open fire. To the rear is a stunning extended kitchen & dining area with centre island, vaulted ceiling and stylish solid Walnut units. Patio doors lead out to the walled rear garden.

Upstairs is the master bedroom and a second double bedroom. The third bedroom is currently used as a walk-in wardrobe, but could be converted back to another bedroom or home office / study. There is also a beautiful spacious bathroom with free standing bath and separate walk-in shower. The bathroom has dual access via both the landing and master bedroom.

The attic area has been floored and shelved, providing additional storage space.

Ratoath is a place of choice for many commuters as the M3 and M2 motorways are within a few minutes' drive. Some local attractions include Fairyhouse Racecourse, Tattersalls, the new Avoca Living shop, and Tayto Park to name just a few. Ratoath village offers a number of shops, restaurants and pubs along with a vibrant community centre and theatre. There are a number of primary schools and creches and also Ratoath Community school along with a variety of gyms / training rooms, GAA and soccer clubs. Ratoath is within commuting distance of Dublin city and has regular bus routes to the city, Blanchardstown Shopping Centre, Dublin Airport and Dublin City University. It also has bus routes to Maynooth University and a number of Dublin Schools.

To arrange a viewing contact DNG Tormey Lee on 01 835 7089.

Features

- CCTV to front & rear
- Alarm system
- Designated parking space
- Extended to rear
- Oil heating
- Solid Walnut doors & frames throughout
- Stylish fitted solid wood kitchen
- Double glazed cream sash windows
- Appliances & curtains can be purchased for additional cost
- Hob, extractor & blinds included in sale
- Immaculately presented throughout
- Secluded mature development
- Stone's throw from Ratoath Village

Accommodation:

Downstairs:

Entrance hall (5.50 x 1.80) – Tiled floor, Walnut skirting, converted understairs storage with soft close door & drawers, phone point, alarm control, coving, ceiling light with moulded ceiling rose.

Guest WC (1.80 x 0.90) – WC, fitted vanity unit with sink, extractor fan, ceiling light, fully tiled walls, tiled floor, alarm control unit.

Kitchen / Dining room (7.45 x 5.70) – Stylish solid Walnut wall & base units, centre island, black Quartz worktops, feature vaulted ceiling, inset sink with draining board moulded into Quartz worktop & swan neck removable mixer tap, integrated 5-ring gas hob with black Quartz wall surround, extractor hood, tiled floor, recessed ceiling spotlighting, space for American fridge, space for integrated double oven, space for washing machine & dryer, space for integrated dishwasher, sash window overlooking garden, 2 x Velux windows, double patio doors leading to garden.

Dining area - Solid Walnut flooring, Walnut skirting, coving, radiator x 2, ceiling light with moulded rose, double doors leading to sitting room.

Sitting room (5.70 x 3.95) – Solid walnut flooring, Walnut skirting, coving, ceiling light with moulded rose, TV point, corner sash window, fireplace with feature marble surround & open fire, double doors leading to dining area.

Stairway – Carpet, wall panelling.

Upstairs:

Landing – Carpet, Walnut skirting, ceiling light, wall panelling, access to attic with fitted pull down ladder.

Master bedroom (4.45 x 3.00) – Carpet, Walnut skirting, ceiling light, radiator, window overlooking rear of property, door leading to bathroom.

Bedroom 2 (4.75 x 2.90) – Carpet, Walnut skirting, fitted wardrobe, corner sash window overlooking front of property, ceiling light, radiator.

Bedroom 3 (2.90 x 2.60) – Currently used as a wardrobe room. With carpet, fitted hanging space and shelves, Walnut skirting, recessed spotlighting, sash window overlooking front of property.

Bathroom (2.80 x 3.00) – Spacious bathroom accessed via the landing and master bedroom. With WC, fitted vanity unit with sink, free standing bath with swan neck mixer tap, large shower unit with glass screen & mains shower, fully tiled walls, tiled floor, 2 windows facing rear of property, recessed ceiling spotlighting, heated towel rail, fitted wall mirror.

Attic – There is a fitted pull-down ladder for access to the attic. It has also been floored, shelved and has a fitted light.

Outside:

Rear garden – Walled rear garden with artificial grass. Oil storage unit.





DNG TormeyLee

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