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CUMISKY

4 BED DETACHED PROPERTY



**1 MILL WAY, GLASHEEN,
STAMULLEN, CO. MEATH.**

- Spacious Detached 4 bed house adjacent large green
- Enclosed front & rear gardens • Excellent condition throughout
 - 2 Large reception rooms to the front
- Gas fired central heating • Large Master bedroom with
 - Fully Alarmed • Minutes drive from M1 Motorway

FOR SALE

PRICE - €350,000

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CHARTERED SURVEYORS • VALUERS • ESTATE AGENTS



Disclaimer: These particulars are confidential and issued on the understanding that all negotiations will be conducted through this firm. Interested parties should satisfy themselves as to the accuracy of the particulars, which do not form part of any contract. No person in the employment of Cumisky Real Estate Alliance has any authority to make or give any warranty or representation regarding this property.

TIME TO BUY!! This spacious detached house which has been lovingly maintained to a high standard. This offers the opportunity to acquire a substantial four bedroom detached home in this superb family development.

Stamullen Village is a small village with a good range of amenities including shops, café, pub, church and a primary school. Gormanston Village & College with its excellent sports facilities are within walking distance. The M1 Motorway is easily accessible from the house and only minute's drive away is Balbriggan Town with a wide range of amenities and a good public transport infrastructure including suburban rail access to Dublin City Centre (c.45 mins).



ENTRANCE HALL - with tiled floor, door to guest wc.

LIVINGROOM - (3.6m x 4.9m) with feature bay window, marble fireplace with electric insert, TV points

SITTING ROOM - (3.65m x 4.85) with wood flooring, marble fireplace with gas fire, TV point, feature bay window.



KITCHEN / DINING - (7.87m x 3.95m) with good range of modern wood fitted kitchen units with built in hob and oven, tiled flooring and splashback, french doors to rear garden

UTILITY - (2.1m x 3.9m) with tiled floor, built-in presses, tiled splashback, plumbed for washing machine, door to side garden.

UPSTAIRS

LANDING - with spotlights & hotpress.

BEDROOM 1 - (4.6m x 3.2m) with built-in wardrobes & TV point. french doors to Juliet Balcony

ENSUITE - (1.25m x 3.02m) fully tiled floor, tiled shower cubicle, wc & whb.

BEDROOM 2 - (3.95m x 4.70m) with built in wardrobe.



BEDROOM 3 - (3.94m x 4.85m) with built-in wardrobes.

BEDROOM 4 - (3.35m x 3.65m) with built-in wardrobe.

BATHROOM - (3.2m x 2.6m) with bath, shower unit, fully tiled, wc & whb, shower unit with corner doors

OUTSIDE - Wall enclosed front garden with driveway and access to rear garden from both sides. The rear garden is enclosed with wooden fencing.

SERVICES: Gas fired central heating, mains water, mains sewerage

VIEWING: Strictly by prior appointment with the sole selling agents – Tel: 8413000

