

# For Sale

Asking Price: €950,000

Sherry  
FitzGerald  
Sherry



4 Grange End,  
Dunshaughlin, Co Meath,  
A85 NP21

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



An immaculately presented 4-bedroom family home situated on c. 0.16 hectares (0.39 acres) of mature grounds, this exceptional detached house boasts over 295 sq. m/3,183 sq. ft of luxury living space, located in the quaint village of Dunshaughlin, Co. Meath.

This property is a must-see for those seeking a harmonious blend of luxury, style, and an idyllic setting. Don't miss the opportunity to call this exceptional residence home in one of Meath's most desirable locations.

Located on St. Seachnalls Road, this imposing home benefits from ample parking at the front and a beautifully designed, patio area to the rear. With a west-facing aspect, the rear patio area is an exceptionally private space to enjoy the evening sun.

Located within walking distance of the quaint village of Dunshaughlin, Co. Meath, Grange End is perfectly positioned for those seeking a private residence while being within easy access to amenities, the airport, and the city centre.



## Accommodation

Upon approaching Grange End, you are greeted by a regal red block pillared entrance with wrought iron electric gates, providing excellent security and peace of mind.

Upon crossing the threshold, you are greeted by a bright reception area. To the left, guests can enjoy time in the sitting room, looking out onto the front lawn. To the right, a spacious kitchen-dining area awaits. This grand and open space is filled with natural light.

The hallway leads to the formal sitting room downstairs. An excellently sized room with ample space to entertain. To the rear of the home is a large sunroom, perfectly positioned to enjoy the evening sun.

The kitchen-dining area is the heart of the home, blending functionality with charm. A utility room with an additional cooker completes the accommodation on the ground floor.

Ascending the stairs, you will find the master bedroom, complete with an ensuite bathroom and a chic open dressing room. The remaining three double bedrooms, two of which are ensuite, are excellently proportioned. A hot press/boiler room completes the accommodation on this floor.

A private office and storage room are found on the second floor.

## Location

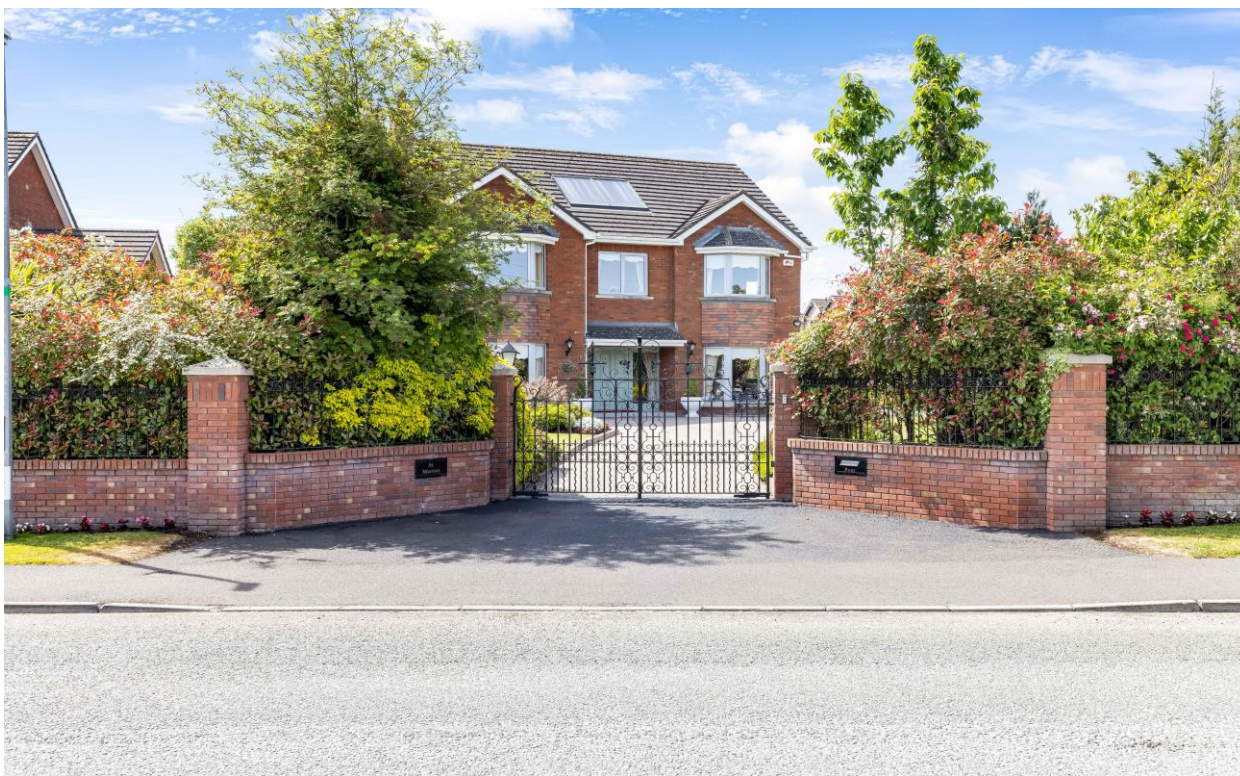
Grange End is nestled in the heart of Dunshaughlin village in Co. Meath, offering all amenities within walking distance of the property.

The village of Dunshaughlin provides a range of local shops, cafes, and schools, including Dunshaughlin Community College and Gaelscoil na Ríthe. For sports enthusiasts, the area boasts several clubs such as the Dunshaughlin GAA Club and the local soccer club.

The property's proximity to the M3 motorway, just 2.3 km away, facilitates easy commuting to Dublin City and Dublin Airport, both reachable within an approx. 35-minute drive.

This prime location combines privacy with the accessibility of urban conveniences, making it ideal for those seeking a balanced lifestyle.





### Accommodation

**Entrance Hall** Upon crossing the threshold, you are greeted by a bright entrance hall and reception area.

**Living Room** Guests can enjoy time in the light filled reception room, looking out onto the front lawn.

**Kitchen Dining Room** The spacious kitchen-dining area is a grand and open space, filled with natural light. Being the heart of the home, it blends functionality with charm

**Sitting Room** The hallway leads to the formal sitting room downstairs. An excellently sized room with ample space to entertain

**Conservatory** To the rear of the home is a large conservatory/sunroom, perfectly positioned to enjoy the evening sun.

**Master Bedroom** Ascending the stairs, you will find the master bedroom, complete with an ensuite bathroom and a chic open dressing room. Looking out over the front gardens.

**Bedroom 2** Double room with an ensuite looking out over the rear patio area.

**Bedroom 3** Double bedroom looking out over the patio area

**Bedroom 4** Double bedroom looking out over the front garden.

**W.C.** Large bathroom with a bath.

**Office** Large private office, located on the 2nd floor.

**Utility Room** Large utility room, with storage and cooker. Access to the rear patio area.

**Storage Room** Large storage room





### Garden

Electric security gates open to a driveway leading to ample parking amidst meticulously manicured beds. A side entrance on the R125 leads to a garage and parking space at the rear. Cobble block laid, the westerly facing rear patio provides an inviting space for outdoor relaxation, all set on approx. 0.16 ha / 0.39 acres of grounds. A stately red block wall encircles the property, providing an enhanced sense of privacy and seclusion

### Special Features & Services

- Attractive detached home
- 4 bedrooms
- Elegant reception rooms
- Large kitchen and conservatory
- Corner site, approximately 0.16 ha/0.39 acres
- Meticulously landscaped front lawns, with a west-facing rear patio
- Private off-street parking
- Additional side access
- Located in the heart of Dunshaughlin Village
- All amenities within walking distance
- Approx. 2.3 km to the M3 Motorway
- Within a 35-minute drive to Dublin City & Airport

SERVICES | Mains electricity, Mains Water, GAS Central Heating, Mains Sewage.





300 Sq Metres  
 Measurements and layout are approximate and  
 for illustration purposes only



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