

Residential

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Newhaggard, Trim, Co. Meath

– on c. 14 acres

REA Coonan are delighted to introduce this spacious architect designed two storey residence located in a most private setting nestled amongst landscaped lawns and gardens with a long with a long private entrance. This idyllic property boasts approximately 386 sq. m. (4080 sq. ft.) of bright spacious and well laid out living space. Accommodation consists of 5 bedrooms (2 ensuite), entrance hall, kitchen/dining room, living room, reading room, games room and bedroom. Boasting a host of exceptional features such as curved walls, high ceilings with large spacious light filled rooms throughout it is an ideal family home

Outside there is 14 acres of good quality farmlands, with workshop, carport and garden shed. Overall this property offers endless possibilities and should not be missed.

Public Auction

Trim Castle Hotel on
Friday, June 17th at 3pm

Accommodation

The residence built circa 2000 is entered by electric gates with a long (0.4 km) tree lined tarmac driveway with attractive landscaping and turning circle to front. The House which is a contemporary design and finish has large living space which maximises light into all rooms. The grounds and the gardens compliment the house with super potential for further development if required. The lands surround the house and are currently in old pasture.

Trim is a most attractive heritage town with a host of amenities and attractions. Built around the famous Trim Castle, there is the full range of schools and amenities. There is also a host of sporting facilities such as fishing on the nearby River Boyne, golf at Trim Golf Club and there is local hunting available with The Meath and the Ward Union packs and only a short distance to Horse Racing at Navan and Fairyhouse tracks.

Entrance Porch	2.73m x 1.03m	Tiled floor, cloak (closet).
Entrance Hall	3.51m x 3.15m	Solid ash wooden floor, recessed lights.
Guest Toilet	2.37m x 1.09m	Tiled walls & floor, W.C. & W.H.B, alarm panel.
Kitchen	5.01m x 3.39m	Handmade kitchen units, tiled floor, Belfast sink, Alpha range oil fired cooker, fitted ladder unit, Siemens dishwasher, Belling oven & hob, Siemens fridge-freezer, panelled walls.
Dining Room	8.2m x 5.71m	Ash wooden floor, feature large bay curved window, solid fuel stove, feature light.



Accommodation

Utility	2.6m x 2.47m	Tiled floor, wall & floor units, plumbed for washing machine/dryer, sink.
Guest Toilet	1.92m x 1.09m	Tiled floor, partly tiled walls, W.C. & W.H.B.
Rear Hall	4.41m x 1.97m	Tiled floor, outside/back door, recessed lights.
Games Room	5.87m x 6.63m	Carpet, feature lights, three roof circular windows.
Living Room	10.27m x 5.76m	Ash floor, feature roof windows, double door to patio/ garden area, feature lights, double door to kitchen/ dining/sitting room, wood burning stove.
Sitting Room	7.78m x 5.93m	Ash floor, feature curved bay window, solid fuel stove, down lighters, wall to floor shelving, double door to living room.
Office	6.11m x 2.36m	Fitted shelving, carpet.
Guest Bedroom	4.09m x 3.72m	Feature curved wall, double door to read, walk in wardrobe.
En-suite	3.44m x 1.06m	Tiled floor. Part tiled walls, W.C., W.H.B., shower tray & unit.



Accommodation

FIRST FLOOR

Staircase		Carpets with return
Landing	5.19m x 2.38m	Feature window, solid fuel stove.
Hotpress	1.95m x 0.98m	
Inner Landing	4.93m x 2.98m	
Master Bedroom En-suite	4.82m x 3.61m 2.0m x 1.91m	Carpet, circular window. Fully tiled, W.C. & W.H.B, bath with shower.
Bedroom 2	3.65m x 2.37m	Carpet.
Bedroom 3	3.84m x 2.37m	Carpet.
Bedroom 4	3.65m x 2.68m	Carpet.
Bathroom	3.12m x 1.62m	Fully tiled, W.C. & W.H.B, towel heated radiator, double shower.



Additional Information

Additional Information

- Include overall size of house 386 sq.m. (4.155 sq.ft.)
- Landscaped lawns & garden
- Cast iron fuel stove in Dining area
- Outside sensor lights
- Garage/workshop
- Carport
- Block build shed
- Built in 2002

- Well water
- Oil fired central heating

BER

C3

Ber no 107091365

Energy performance 198.07 kWh/m2/yr

Included in the Sale

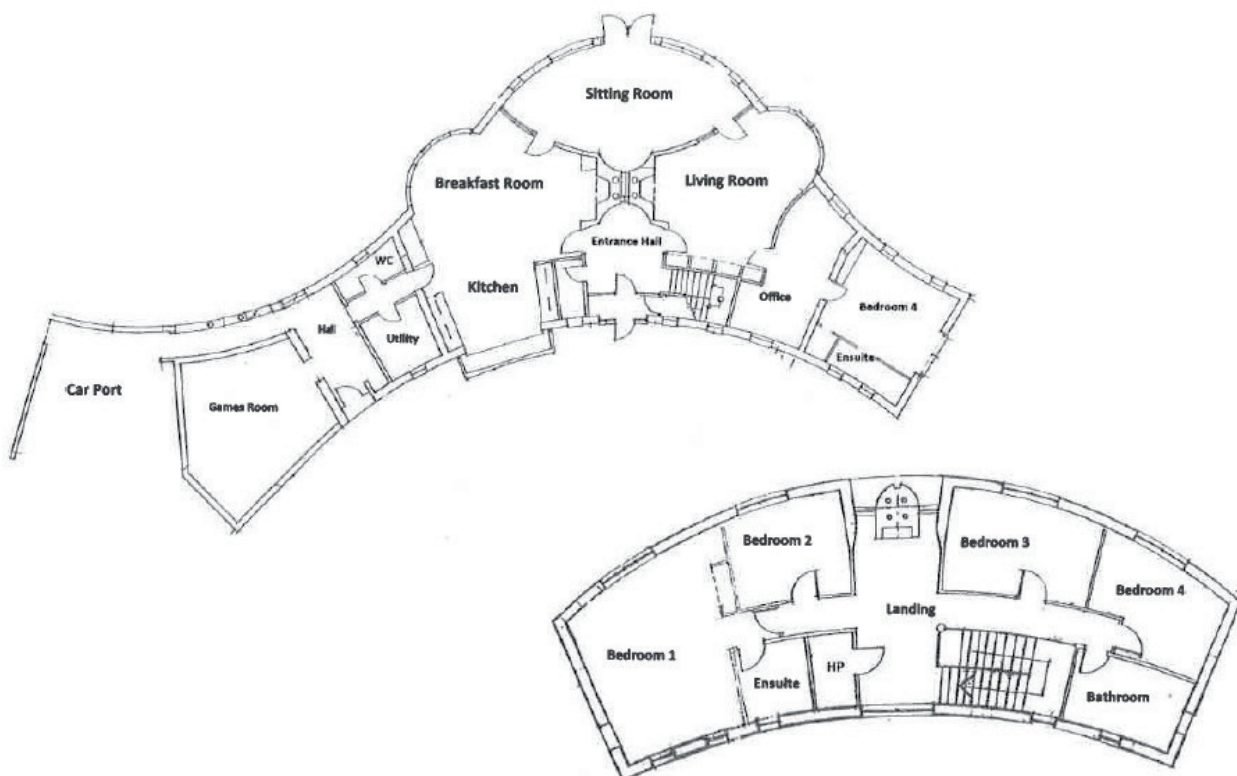
Fixtures & fittings, carpet, integrated appliances.

Services

- Bio-cycle

Viewing

By prior appointment at any reasonable hour.

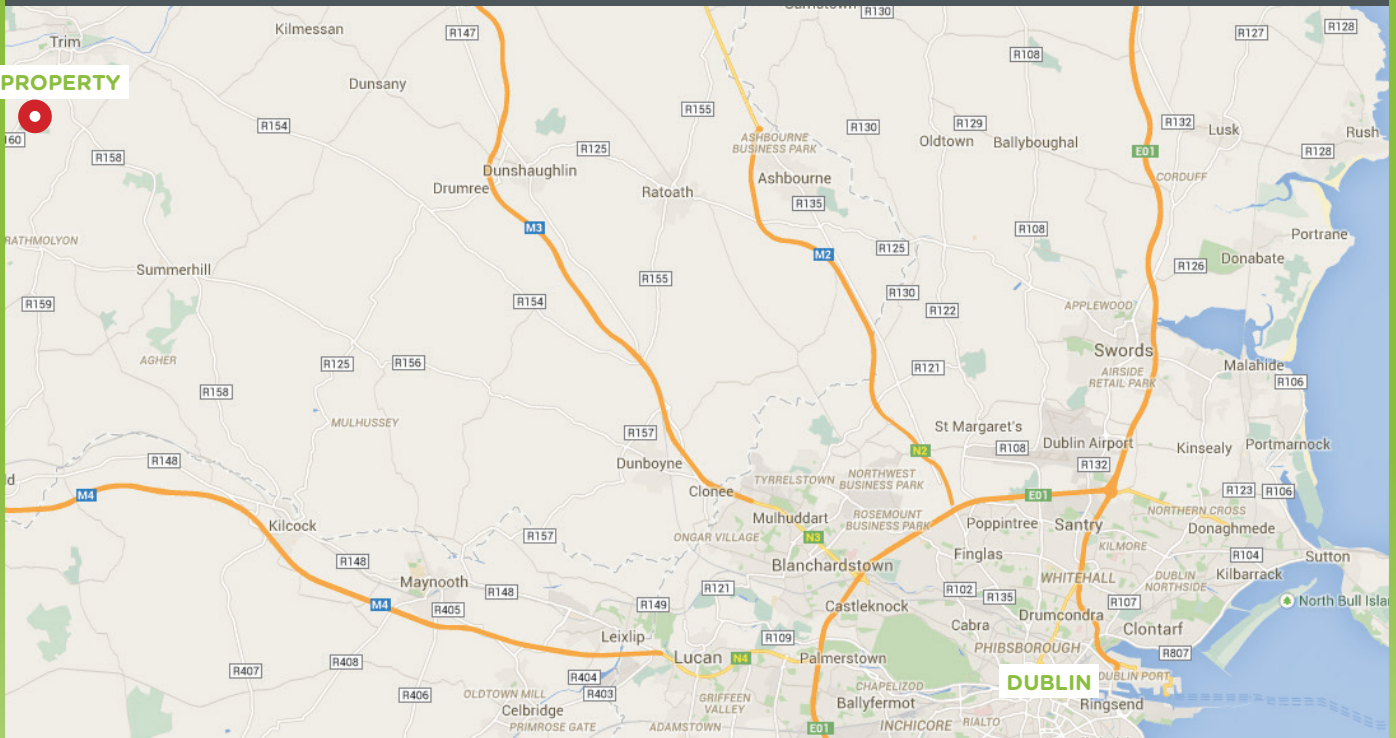


Directions

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COONAN

THE PROPERTY



Directions

From Dublin take M3 motorway. Follow signs to Trim, on approach to Trim proceed to 2nd roundabout. Take 1st exit off this roundabout and take immediate right turn. Keep straight along R161 Kinnegad road from Trim for 2.4 km and property is on left hand side identified by For Auction signs.



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