

REA

O'BRIEN COLLINS



Large 4-bedroom family home (circa 150 sqm) in the popular village of Mornington, close to beach and amenities.

FOR SALE BY PRIVATE TREATY

120 Seabury Lawns
Mornington
Co. Meath
A92 Y2Y0

Asking Price €300,000



DESCRIPTION

This large 4 bed end of terrace family home is situated in the quiet residential village of Mornington and has the added benefit of private back garden which is not overlooked. The spacious entrance hall has a tiled floor with large ground floor bathroom just off. Double doors from the hall lead into the living room with feature open fireplace and patio doors opening into the back garden. The large fitted kitchen is west facing and has tiled floor and also patio doors leading to the garden. The adjoining generous utility room is fully fitted and plumbed for washing machine and tumble dryer.

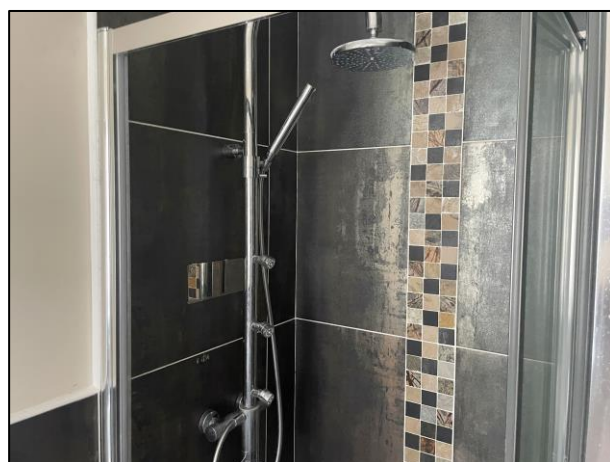
Upstairs there is a large ensuite master bedroom with extensive fitted wardrobes, a further three double bedrooms also with fitted wardrobes and a large fully tiled family bathroom.

This property is a good-sized family home and while it is in reasonably good condition, it would benefit from a fresh paint and some upgrading.

LOCATION

Seabury Lawns is a popular residential neighbourhood in Mornington within easy reach of Bettystown town centre and the well renowned Bettystown Beach. There is a wide variety of sporting and leisure facilities within the immediate area including Bettystown Golf & Tennis Club, St Colmcille GFC and Donacarney Celtic FC. There is a choice of primary and post-primary schools within the catchment area and a range of shopping facilities at Mornington, Bettystown and Drogheda.

Access to Dublin is via the non-tolled Drogheda South interchange on the M1 Motorway (Junction 7). In addition, there is a mainline rail service at Laytown and several private and public daily bus services into Dublin city.



FEATURES

- PVC double glazed windows
- Downstairs bathroom with jacuzzi bath
- Mahogany fireplace
- West facing rear garden not overlooked
- Garden sheds
- Cobblelock drive way
- Ample car parking

Services:

- Gas fired central heating
- Excellent broadband connectivity
- Built in hob, extractor and fan
- Alarm

ACCOMMODATION

- | | | | |
|---------------------------|------------|---------------------------|------------|
| • Hall | 4.5 x 1.9m | • Bedroom 1 with ensuite: | 3.7 x 4.9m |
| • Downstairs bathroom: | 2.2 x 2.5m | • Bedroom 2 | 4.1 x 2.9m |
| • Sitting room: | 4.1 x 6.0m | • Bedroom 3 | 4.1 x 2.9m |
| • Kitchen & utility room: | 4.2 x 7.0m | • Bedroom 4 | 4.2 x 2.5m |
| | | • Family bathroom | 2.6 x 2.0m |
| | | • Landing | 4.1 x 1.4m |





PRICE

Asking Price €300,000

VIEWING

By appointment

Contact the office at

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Co. Louth.

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DIRECTIONS

Coming from Bettystown, travel down the Golf Links Road, past Harry's Petrol Station and take the left fork in the road. Take the next turn to the left into Coney Hall. Continue straight and turn right onto Seabury Lawns. After 150m turn left and then turn right. No 120 is on your right.

Eircode A92 Y2Y0.

For more photos of this property please go to our website WWW.REAOBRIENCOLLINS.IE

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