

For Sale

Asking Price: €650,000

Sherry
FitzGerald
Sherry



56 Larchfield, Dunboyne,
Co Meath, A86 CH27

sherryfitz.ie



Sherry FitzGerald Sherry are delighted to present this wonderful four bedroom, double-fronted, detached family home to the market. Exceptionally well located, on a cul-de-sac in a desirable and highly sought-after development in Dunboyne Village.

No. 56 Larchfield is elegantly proportioned throughout offering spacious accommodation comprises an entrance hallway, study/family room, guest w.c., living room, kitchen/ dining room and utility room. Upstairs offers four generous sized bedrooms, (master bedroom with en suite) and family bathroom completes for the look for this well presented home.

Larchfield is only a short walk to Dunboyne Junior Schools and St. Peters Secondary School and those looking to commute will have the ease of frequent services at Dunboyne Train Station and Dublin Bus (both serving Dublin city centre) just a stone-throw from the home.

Viewing is highly recommended!



Special Features & Services

- Double fronted home
- Detached property
- Quiet cul de sac
- Spacious driveway
- Maintenance free rear garden
- Well-proportioned rooms throughout
- 160 sq. m of spacious accommodation
- Modernized kitchen.
- Built-in wardrobes in three of the bedrooms

Accommodation

Entrance Hall Composite door leads to a brief entrance hallway all open plan with hardwood floors that continues to the family/ office room, living room and kitchen/ dining room. Freshly carpet stairs to the first-floor landing.

Family Room/ Office Welcoming family room which can also be used as office room, to front of property.

Living Room Fantastic open-plan living room with feature open fireplace with wood burning cassette stove, hard wood floors, ceiling coving, bay window and double accordion doors adjoining the kitchen/ dining room, combining all downstairs rooms creating an impressive open-plan experience, perfect for entertaining.

Kitchen Dining Room A wonderful, updated, and bright kitchen with tiled flooring, plentiful wall and floor units, tiled splash back, and recessed lighting, the dining room area has french doors with side lights giving access to the beautifully maintained rear garden.

Utility Room Off kitchen with door to side access.

Guest w.c. With w.c. and w.h.b

Bedroom 1 Large double bedroom with hardwood floors to front of property.

Bedroom 2 Master bedroom with hardwood floors, built-in wardrobes, and en-suite to rear of property.

En-Suite Fully tiled en-suite with w.c., w.h.b and shower.

Bedroom 3 Large double bedroom with hardwood floors and built-in wardrobes to front of property.

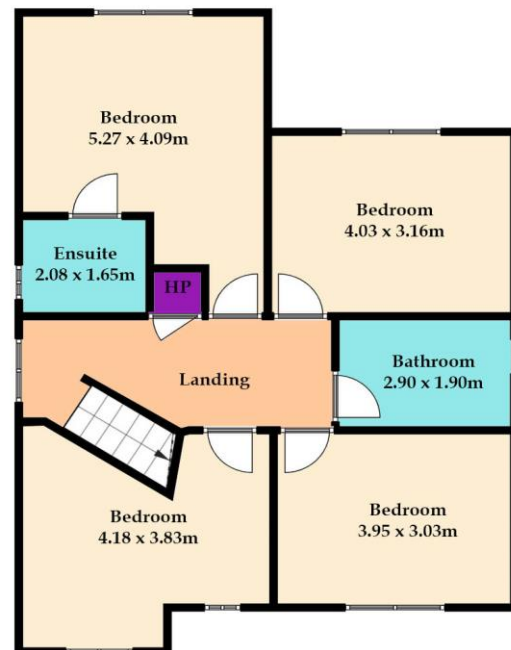
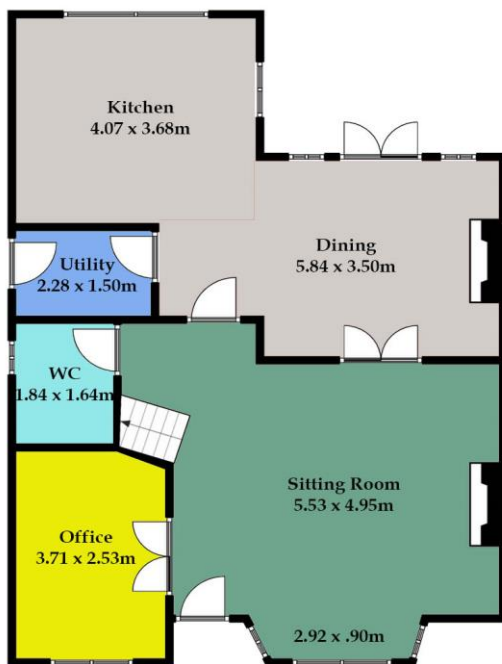
Bedroom 4 Large double bedroom with hardwood floors to rear of property.

Bathroom Fully tiled family bathroom with w.c., w.h.b and bathtub.

Garden

The beautiful gardens are ideally maintenance free with decorative tiles complimented by a variety of trees and plants.





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



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