

GRIMES



**12 THE WAY
MILLTREE PARK
RATOATH
CO. MEATH
A85 R998**

FOR SALE BY PRIVATE TREATY
Asking Price: €310,000
3/4 Bedroom End of Terrace - 135m² 1,453(ft²)



****ATTENTION BUYERS**** If you are looking for a home of distinction, then look no further than 12 The Way, Milltree Park, Ratoath. REA GRIMES present this superb 3/4 bedroom end of terrace property in walk-in condition, complete with large ground floor extension, additional storage in the attic and corner position within a cul-de-sac. The generous living accommodation extends to c. 135 m² (1,453 ft²) and briefly comprises; entrance hallway, living room, extended kitchen/ dining area, utility room, guest W.C. on the ground floor. Upstairs there are 3 generous bedrooms (master en-suite), main family bathroom & attic room. Externally there is a private cobble lock driveway with off-street parking and paved patio area in the sunny rear garden. Situated in the ever popular Milltree Park with schools, sports clubs and all local amenities on your doorstep. This family home is sure appeal to any discerning buyer and won't stay on the market long. Don't miss out, arrange a viewing today! For more information or to arrange a viewing, please contact REA GRIMES on 01 835 0392 or susan@reagrimes.ie

FEATURES

- Family orientated residential development
- BER C3
- Built 2004
- Large kitchen/ dining extension
- Attic room
- Gas Fired Central Heating
- Walk-in condition throughout
- Cul-de-sac location
- Large cobblelock driveway providing off-street car parking
- Located within walking distance to Ratoath village
- Easy access to Dublin via M2 / M3 & 10 mins drive to M50 motorway
- Annual management fee c. €160 p.a.
- Viewing a must contact REA GRIMES today

LOCATION

Milltree Park development is a quiet and charming development situated only a short stroll from Ratoath Village with all its local amenities such as shops, restaurants, schools and public transport facilities to Dublin City Centre. The M50, M3 and M2 are only a short drive away making this property very accessible to the city centre, Dublin Airport and surrounding areas.

Ratoath offers many local amenities and facilities including The Jamestown Sports campus which, incorporates Ratoath Athletic Club, Ratoath Tennis Club with 5 outdoor courts, scouts den and access to Ratoath College. For active pastimes, the Hill of Tara, Tayto Park, Fairyhouse racecourse and Rathbeggan Lakes are all a short drive away, to name but a few.



ACCOMODATION

Entrance Hallway: 5.6 m x 1.9 m	Enter through canopy covered front door into light filled entrance hallway with feature built-in under stairs storage, decorative light fittings and wooden flooring.
Kitchen/ Dining: 5.9 m x 3.2 m	Thoughtfully extended open plan kitchen/ living/ dining area flooded with natural light and views to the garden - ideal for modern, contemporary family living. The fitted shaker style kitchen has presses at floor and eye level with integrated oven, microwave, electric hob and extractor fan with stand alone fridge/freezer and dishwasher. This kitchen is packed with features including the island unit, with seating for four people, additional storage and decorative center light fittings, four large velux windows and tiling to the floor and above counter. There is access to the sunny rear garden through French doors. The dining area is generously proportioned and has ample space for a large dining table ensuring this space is the heart of the home.
Utility Room:	Excellent utility room with fitted units at floor and eye level providing additional storage and a useful second sink. Plumbed for washing machine with space for a dryer. Tiling to floor and above the counter top.
Living Room: 7.9 m x 3.8 m	Well-proportioned living room, with views to the front of the property with access from the hallway and through double doors from the kitchen/ dining area. Complete with wooden flooring, center light fitting and feature fireplace with wooden surround and insert gas fire.
Guest W.C. 1.7 m x 1.3 m	W.C., w.h.b and tiling to floor and walls.

FIRST FLOOR:

Landing: 3.9 m x 2.5 m	Neutral carpet to the stairs and landing areas on first and second floors.
Master Bedroom: 3.8 m x 3.9 m	Large double bedroom complete with carpet covering, built-in wardrobe and access to en-suite. Pleasantly decorated with center light fitting and roman blind window covering.
En-suite: 1.8 m x 1.4 m	W.C., w.h.b and pump shower with tiling from floor to ceiling.
Bedroom 2: 3.5 m x 2.7 m	Double bedroom located to the rear of the property with carpet flooring and built-in wardrobes with decorative roman blind window decoration.
Bedroom 3: 2.5 m x 2.4 m	Bedroom with carpet flooring and built-in wardrobes located to the rear of the property.
Main Bathroom: 2.6 m x 1.8 m	W.C., w.h.b and bath with shower attachment. Complete with tiling from floor to ceiling and a window providing natural light and ventilation.
Attic Room: 3.9 m x 4.5 m	Located on the second floor with carpet flooring, Velux windows and additional storage.

OUTSIDE:

- Cobble lock driveway with external light fitting in canopy
- Secure side gate providing entrance to rear garden
- Sunny rear garden with paved patio area
- Open green area to side of the property



