



'Watergate', Rath Lane

Swords, Co. Dublin K67 TK79

Watergate, Swords is an extra-large detached property set on a private c. 1 acre site. This unique property has the benefit of six double bedrooms all with en suite situated to the ground floor. Laid out on two floors with approx. 411 sq.m. (4,424 sq.ft.) of well-proportioned living space providing an abundance of flexibility to be used as required, this attractive home has been lovingly cared for and offers a unique opportunity to purchase a substantial family home in a quiet rural setting yet only a short distance from Swords Town Centre, and with a host of amenities and services on its doorstep.

The accommodation comprises spacious entrance hall way, large living room with bay window, six bedrooms all with en-suite, kitchen/dining room with utility room. On the first floor there is a large family bathroom, study/playroom and large games room with a full size snooker table. This fine family home is perfectly suited for those seeking a home with extra space and convenience in quiet and peaceful surroundings. A large Biocycle system is installed to allow the potential for B&B use.

Outside the property is approached by a pillared entrance with electric gates which open onto a large tarmac drive way with vehicular access to the front, side and rear of the property, outside lights, surround lawn areas and patio area. The double detached garage with cut out dormer in place is suitable for conversion to a playroom/home office or conversion to self-contained unit subject to planning permission being obtained.



Redmond Property

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ACCOMMODATION (Ground Floor)

Hall uPVC front door, wall lights and recessed ceiling lights, oak floor, pine skirting and internal doors

Living room

8.3 m x 5.5 m coving, feature fireplace with gas fire, oak floor, wall lights, bay window.

Kitchen / dining room

5.6 m x 4.4 m fully fitted kitchen with wall/floor units, integrated dishwasher, oven/hob/extractor fan, t.v. point

Utility room

3.0 m x 1.7 m plumbed for washing machine, oil burner, uPVC door to rear

Bedrooms counter clockwise from rear right

Bedroom (1)

5.6 m x 5.4 m oak floor, coving, t.v. point, French doors leading to rear garden.

Ensuite 1.0 m x 3.8 m with w.c., w.h.b., shower cubicle with electric shower

Bedroom (2)

5.3 m x 4.4 m oak floor, t.v. point, French Doors opening to the front of the property,

Ensuite 2.7 m x 0.9 m with w.c., w.h.b., shower

Bedroom (3)

4.4 m x 4.2 m varnished pine floor, t.v. point, French Doors opening to the front of the property,

Ensuite 3.0 m x 1.1 m with w.c., w.h.b., shower

Bedroom (4)

4.5 m x 5.4 m Varnished pine floor, French Doors leading to the rear

Ensuite 2.7 m x 0.9 m with w.c., w.h.b., shower, tiled floor

Bedroom (5)

5.0 m x 4.5 m Varnished pine floor, French Doors leading to rear

Ensuite 2.7 m x 0.9 m with w.c., w.h.b., shower

Bedroom (6)

5.0 m x 4.5 m Varnished pine floor

Ensuite 2.7 m x 0.9 m with w.c., w.h.b., shower

ACCOMMODATION (First Floor)

Landing 6.2 m x 5.1 m with Velux windows and eaves storage presses

Bathroom

6.2 m x 4.8 m tiled floor, w.c., w.h.b. (x2), bidet, bath, separate shower



Study

4.6 m x 3.5 m with Velux window

Hallway

4.6 m x 2.5 m leading to: -

Games room

8.7 m x 6.2 m with full size snooker table, t.v. point, Velux windows, eaves storage presses

Features

- Bright and very spacious living accommodation
- Impressive B3 Energy Rating
- Well maintained throughout
- Excellent location close to Swords town centre
- Double detached garage
- Beautiful private site of circa (0.39Ha) 0.96 of an acre
- Electric entrance gates with tarmac driveway
- Six bedrooms, five with en-suite shower rooms
- Games room with full size snooker table
- Double glazed uPVC windows
- Oil fired central heating

BER B3

BER No 108759283

Energy Performance Indicator 129.95 kWh/m2/yr

VIEWING

By prior appointment only

NEGOTIATOR

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