

GRIMES



6 BEDROOM DETACHED with
COMMERCIAL BUSINESS
on 2.22 ha 5.48 acres



FOR SALE BY PRIVATE TREATY

BELLEW

RATHFEIGH

TARA

CO MEATH

AMV €700,000



DESCRIPTION PRIVATE RESIDENCE

REA Grimes are delighted to present this six bedroom c. 285 m² (c. 3,067 sq. ft.) country family home with adjoining commercial business to the market. The residential property is of generous proportions with spacious accommodation on ground and first floor, set on a site c. 2.22 ha (c. 5.48 ac) with front and rear gardens. This property offers great potential to any intending purchaser the residence is in need of general repair, modernisation and upgrading throughout.

Living accommodation on the ground floor includes: entrance hall, kitchen/dining room, separate dining room, large family living room, utility, downstairs bathroom, T.V Room, Bedroom 1 and second W.C. First floor accommodation includes large landing area (currently used as games area), 4 x double bedrooms (master en-suite) and main family bathroom.

This property is located at the end of a secluded cul de sac just 3Km from the N2 and 14Km from Ashbourne. This is a rear opportunity to acquire a combined residence and commercial business and will be sure to attract interest. For further information and viewing please call REA Grimes Ashbourne 01 8350392.



FEATURES & BER INFORMATION PRIVATE RESIDENCE

- Calor Gas Heating
- Back boiler in main living room from open fire place
- Mains Water
- Septic Tank on site
- Spacious accommodation throughout

BER Information

BER: C3

BER No: 108431446

Energy Performance Indicator: 205.68 kWh/m²/yr



ACCOMMODATION PRIVATE RESIDENCE

GROUND FLOOR

- Entrance Hallway 3.58 m x 3.36 m
- Kitchen / Dining – 6.30m x 5.67 m
- Living Room – 7.45 m x 4.50 m / 3.30 m x 2.20 m
- Dining Off Kitchen – 4.22 m x 3.50 m
- Utility & Downstairs W.C – 6.15 m x 3.12 m
- Bedroom 1 – 5.08 m x 3.75 m
- Bedroom 2 – 4.50 m x 4.03 m
- W.C off Entrance Hallway – 1.90 m x 1.45 m

FIRST FLOOR

- Landing Area – 6.58 m x 3.50 m
- Bedroom 3- 5.03 m x 4.75 m
- Master Bedroom 4 – 5.32 m x 4.70 m
En-suite: 2.70 m x 2.50 m
Walk in Wardrobe 2.60 m x 2.10 m
- Bedroom 5 – 5.67 m x 3.30 m
- Bedroom 6 – 5.67 m x 3.30 m
- Main Family Bathroom

DESCRIPTION COMMERCIAL BUSINESS – ABATTOIR

This facility would be ideally suited for investors or for those in the food processing and/or animal processing sectors. The subject abattoir is approved by Meath County Council, an Official Agency of the Food Safety Authority of Ireland and has approval for the following activities and species only:

- Slaughtering of bovine (cow), caprine (goat) and ovine (sheep)
- Slaughtering of bovine (emergency on – farm slaughter)
- Cutting of bovine, caprine, ovine and cervine (deer) fresh meat
- Cold storage of bovine, caprine, ovine, cervine and small wild game

The building which neighbours the residential property is set on c. 2.22 ha (c. 5.48 acres) of land, and is fitted with an abundance of equipment and facilities such as cool rooms, boning area, freezers and sales area, and office area. Externally there is plenty of parking area and large shed to service the abattoir and for storage.

For further information and viewing please call REA Grimes Ashbourne 01 8350392.



BER INFORMATION COMMERCIAL BUSINESS – ABATTOIR

BER Information

BER: Status TBC – Pending Confirmation of exemption

BER No: XXX

Energy Performance Indicator: XX kWh/m²/yr

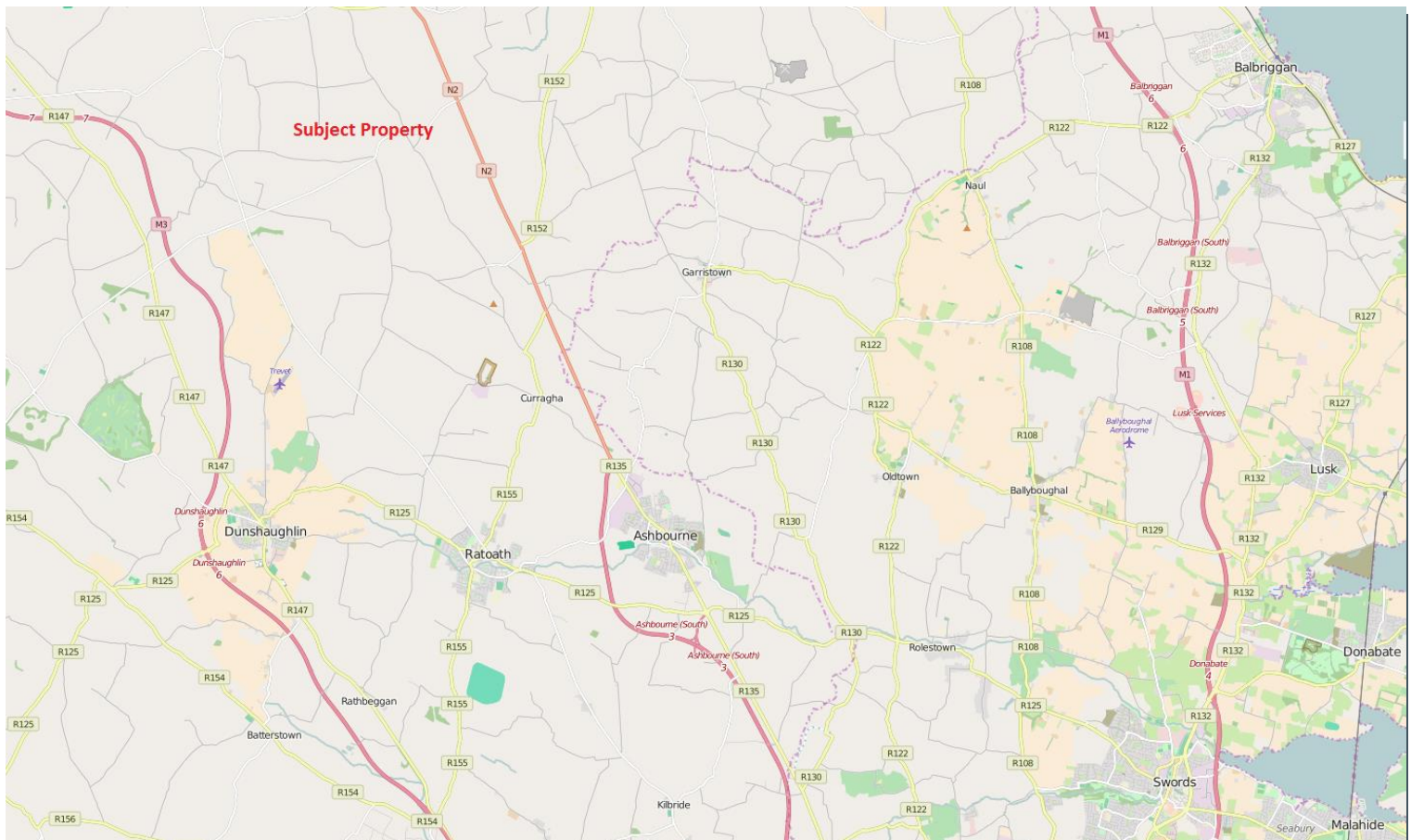
ACCOMMODATION COMMERCIAL ABATTOIR

MAIN SLAUGHTER UNIT:

- Entrance Hall / Lobby - 4.86 m x 4.50 m
- Changing Room – 3.50 m x 2.50 m
- Main Slaughter Hall – 28.31 m x 7.50 m
- Fridge 1- 7.22 m x 4.45 m
- Fridge 2 – 9.24 m x 3.20 m
- Boning Hall – 18.75 m x 10.41 m

EXTERNAL SHEDS:

- Main Shed with Leverage to Abattoir – 23.58 m x 22.71 m
- Shed 2 – 9.0 m x 7.0 m
- Shed 3 – 12.71 m x 3.92 m
- Shed 4 – 175.8 m x 8.80 m



PRICE

Asking Price: €700,000

VIEWING

Please contact us to arrange an appointment
We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturday's
phone: 018350392 or email
paul@reagrimes.ie / lynn@reagrimes.ie

DIRECTIONS

From Main Street in ASHBOURNE, head northwest on Frederick Street / R135 towards Tudor Grove, at the roundabout, take the 2nd exit onto the N2. After 9.5 km turn left sign posted Rathfeigh L1002, after 1.5 km turn right continue straight for 1.3 km and then turn left (cul de sac) subject property at the end of the road. See REA Grimes FOR SALE sign.

BELLEW RATHFEIGH TARA CO MEATH
Latitude: 53.599564/ Longitude: -6.500218

REA Grimes

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Mortgage Advisors

Mortgage Advice Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.



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