

For Sale

Asking Price: €425,000

**Sherry
FitzGerald**
Sherry



36 Maelduin, Dunshaughlin,
Co Meath, A85 VK16

sherryfitz.ie



Sherry FitzGerald Sherry are delighted to present 36 Maelduin to the market.

Ideally set on a quiet cul-de-sac this delightful, well presented, three-bedroom home offers the successful buyer an opportunity to acquire a picture-perfect home, set in the settled and mature development of Maelduin, Dunshaughlin Village. With a south facing orientation there is an abundance of natural light flooding through the home. Bright and welcoming entrance hallway sets the tone with beautiful porcelain tiled flooring leading into living room adjoining a modernized open-plan kitchen/ dining room & guest w.c. Upstairs hosts a spacious family bathroom and three good sized bedrooms with fitted wardrobes (master bedroom with an updated en-suite).

The front garden provides a spacious driveway and the sunny rear garden with side access is maintenance free and has an insulated shed with concrete flooring... this private outdoor space traps all the evening sun, perfect for entertaining. Situated just minutes' walk from the Main Street of Dunshaughlin where schools, supermarkets, restaurants, boutiques etc. are to be found.

There is an excellent choice of crèches, junior schools and a secondary school of great renown, all within walking distance. Commuting is very comfortable from Dunshaughlin as the M3 Parkway rail station at Pace is a 7 minute drive as is access to the M3 which in turn, gives access to M50, Dublin and Airport. An enviable public bus service completes the picture for transport! Viewing is highly recommended!



Special Features & Services

- Highly desirable location
- End of cul-de-sac
- Modernized throughout
- Alarm
- Sunny south/ west aspect
- Side access
- Updated oil boiler
- Climote heating system
- Ready for immediate occupancy

Accommodation

Entrance Hall Bright and inviting entrance hallway sets the tone with impressive porcelain tiled flooring, updated standing radiator, updated composite front door and guest w.c..

Living Room Welcoming living room to front of property with a feature wood burning fireplace and glass double doors leading to kitchen/ dining room.

Kitchen Dining Room Wonderful open-plan kitchen/ dining room with large porcelain tiled floors, two upgraded standing radiators, built in ceiling coving lighting and double doors leading to the rear garden.

Guest w.c.. Off hallway with porcelain tiled flooring, window, w.c. and w.h.b

Bedroom 1 Large double bedroom with built-in wardrobe to front of property.

Bedroom 2 Double bedroom to front of property currently used as walk in wardrobe. These wardrobes and units can easily be removed to accommodate a double sized bed.

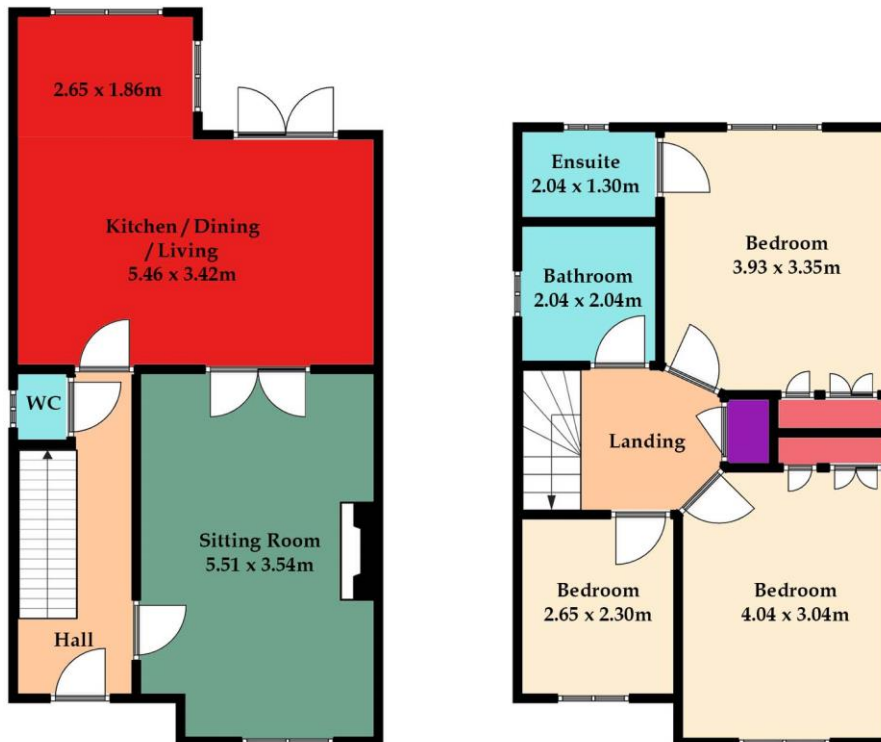
Bedroom 3 Master bedroom with built-in wardrobe to rear of property with en-suite.

En-Suite The en-suite has been beautifully renovated with fresh tiles and updated sanitary ware to include w.c., w.h.b and shower.

Garden

The sunny south/ west facing rear garden is maintenance free and bordered by block walls creating a warm and private setting, perfect for dining al fresco. A shed offers outdoor storage.





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



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