

REA

O'BRIEN COLLINS



Stunning extended 3 bed family home (113sqm approx.)
presented in show-house condition!

FOR SALE BY PRIVATE TREATY

59 Oriel Cove
Clogherhead
Co Louth
A92 R9N3

Asking Price €285,000

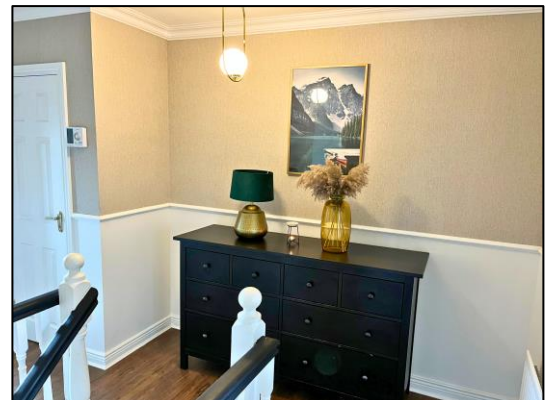


DESCRIPTION

No 53 Oriel Cove is an exceptional house! It has been refurbished from top to toe in a tasteful contemporary style and has been extended to include a front porch, sunroom and home/office garden room at rear. The beautifully appointed accommodation which extends to approx. 115sqm includes a generous size sitting-room to the front with panelled walls, grey laminate flooring and newly fitted cabinets on either side of the fireplace. The downstairs cloakroom has been fully redecorated with new sanitary ware and the kitchen has had a complete makeover to include navy painted units, new worktop and door handles. From here the sunroom overlooks the rear garden and opens out onto a smart covered decking area ideal for outside entertaining in the unpredictable Irish climate!

Upstairs, each of the generous bedrooms have been redecorated in keeping with the rest of the house and the main bedroom now has an extensive range of floor to ceiling built in wardrobes as well as a spacious en-suite shower room with electric shower.

Outside, apart from the covered deck area, there is a mature garden with rear pedestrian access and a very useful timber built garden room currently in use as a gym but could be adapted for a variety of functions including home/office, playroom etc.



LOCATION

Clogherhead is probably best known for its lively fishing harbour and scenic cliff walks 12km north of Drogheda town along the coast. Oriel Cove is a modern residential development on the outskirts of the village centre within a couple of minutes walking distance of the Little Strand beach with its local café and popular swimming spot. The village itself has all the essential amenities required for a convenient lifestyle including primary school, local shops, bars, and restaurants. There is a frequent bus service from the village to Drogheda and Dundalk and the M1 is within a 10 minute drive.

FEATURES

- Presented in show-house condition.
- Separate log cabin to rear serving as extra room for home office/gym.
- Extended sunroom with raised and covered deck area.
- Rear pedestrian access.
- Overlooking large green to both front and rear.

Services:

- Mains water, gas and sewerage.
- Excellent broadband available.
- Public bus service.

ACCOMMODATION

- Entrance porch.
- Entrance hall: Feature panelled walls and covered radiator.
- Guest wc/whb.
- Living Room: 4.3m x 3.92m. Panelled walls, fitted cabinets with shelving. Gas fire.
- Kitchen/dining room: 5.47m x 2.94m. Navy painted wall and floor units. Double doors to sunroom.
- Utility room.
- Timber garden room: 4.5m x 3.5m. Wired.
- Upstairs:
- Spacious landing area with pull down attic stairs.
- Main bedroom: 4.55m x 2.88m. Newly installed floor to ceiling wardrobes. Laminate floors.
- En suite with electric shower.
- Bedroom 2: 3.82m x 2.76m. Laminate floors.
- Bedroom 3: 2.26m x 2.26m Laminate floors.
- Family bathroom with mains shower over bath: 2.76m x 1.96m.





PRICE

Asking Price €285,000

VIEWING

By appointment

Contact the office at

REA O'Brien Collins
John Street, Drogheda
Co. Louth

T: +353 (0)41 9875444

E: info@reaobriencollins.ie
www.realestatealliance.ie

DIRECTIONS

Travelling in to Clogherhead along the coast road from Termonfeckin, take the first left after the supermarket, Oriel Cove is the last entrance on the right before leaving the village. On turning into the estate take the second left and No 59 is half way up on the right hand side.

For more photos of this property please go to our website WWW.REAOBRIENCOLLINS.IE

You can also view this property at
WWW.MYHOME.IE
WWW.DAFT.IE

Watch our walk-through video:
<https://youtu.be/btqacLwVxnE>



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