

GRIMES



4 BEDROOM DETACHED FAMILY HOME – 145 m² (1,560 sq ft)
ASKING PRICE €380,000

FOR SALE BY PRIVATE TREATY

25 CLONKEEN

RATOATH

CO. MEATH

A85 KF44



DESCRIPTION

25 Clonkeen is an exceptionally presented detached family home ideally located on a quiet cul de sac overlooking a large green area in the well renowned Clonkeen development in the heart of Ratoath.

This is a well-designed four bedroom home with ample living space on the ground floor and spacious light filled bedrooms on the first floor. The property benefits from a large dual aspect family sitting room and an open plan kitchen cum dining room with a modern fitted kitchen which was renovated in recent years. The garage conversion provides a separate office/T.V room, utility room and W.C. The property has been tastefully decorated by the present owners and would make a perfect family home for the successful purchaser due to the spacious accommodation and excellent location.

The property provides off street parking with a cobble lock drive to the front and landscaped garden with a sunny aspect to the rear. A large concrete garden shed to the rear provides additional storage space and is alarmed.

Clonkeen is a mature quiet development located close to Ratoath village center and walking distance to all local schools, sports and leisure amenities, and local transport links. An early viewing of this property is advised as it is sure to appeal to many buyers. Contact REA Grimes on 01 835 0392 or helen@reagrimes.ie to arrange a viewing today.

FEATURES

- Well-presented detached family home
- Excellent location within walking distance of the schools, village centre and all amenities and facilities
- Overlooking green area to the front along quiet cul de sac
- Mature child friendly development
- Private parking to front and additional visitor parking
- Mature, landscaped east facing rear garden with patio and decking areas
- Fully Alarmed
- Integrated Water Softener
- Dual Central Heating (Oil and solid fuel)
- Solid fuel stove includes high powered back boiler which heats all radiators
- Fully floored attic
- PVC double glazed windows & doors
- Large concrete garden shed with electricity and alarmed
- Viewing highly recommended



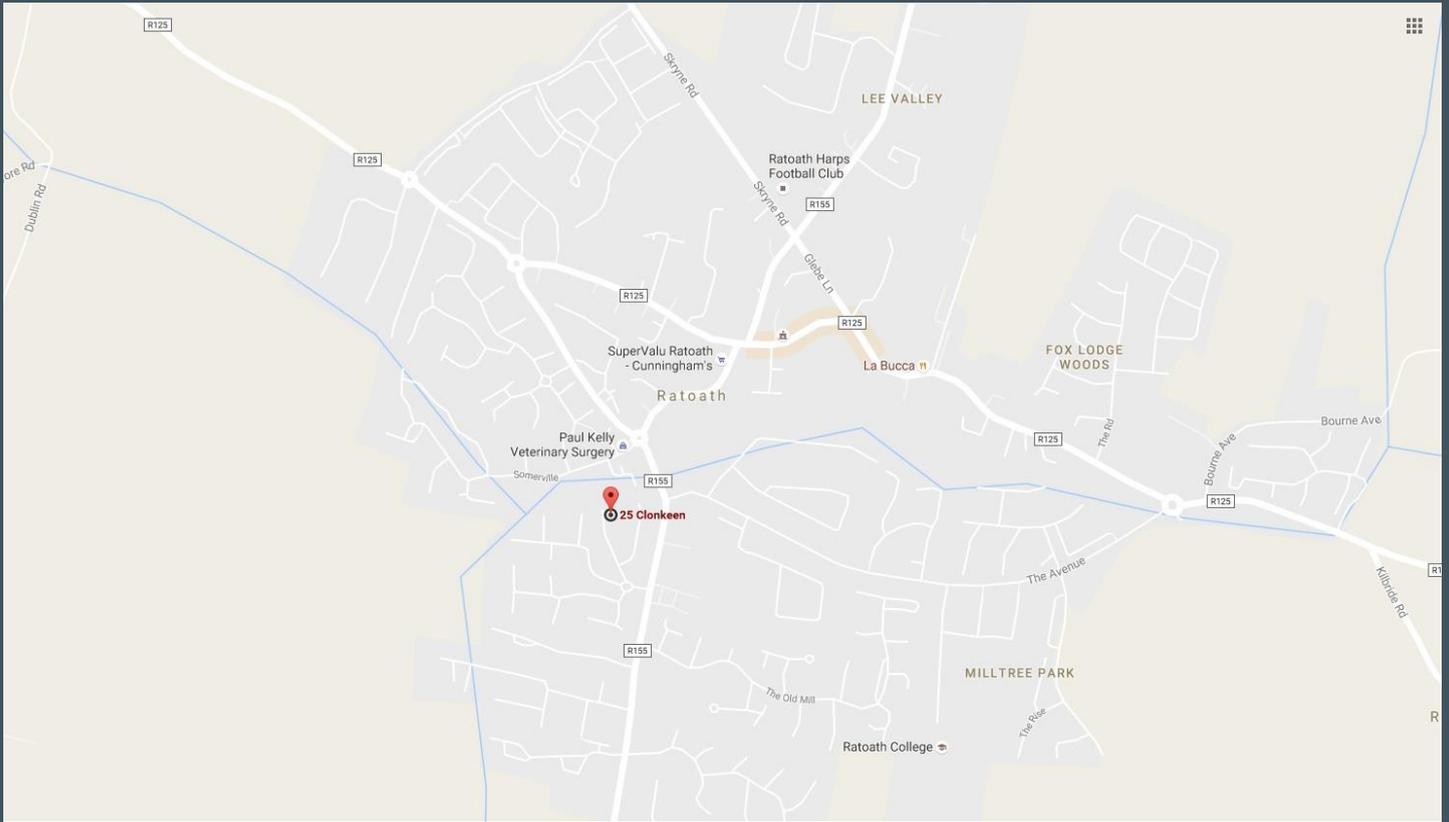
ACCOMODATION

GROUND FLOOR:

Entrance Hall: 2.817 m x 1.386m	Enter through PVC front door into the welcoming bright and airy hallway. Complete with hardwood floors, decorative wall paneling, and feature light fitting. Hallway provides direct access to sitting room, kitchen and stairs to first floor.
Sitting Room: 7.198 m x 3.419 m	Large family room that runs front to back, with sliding doors providing direct access to patio area. Complete with hardwood floors, two featured light fittings, decorative wall paneling and feature fireplace with solid fuel stove with back boiler.
Kitchen / Dining Room: 8.796 mx 4.368 m	Traditional cream shaker kitchen with granite worktop. Additional features include belfast sink, Stoves electric cooker with induction hob, extractor fan, integrated dishwasher and ample storage. The kitchen dining area also benefits from a stylish breakfast bar and built in seating/storage. This room is complete with neutral ceramic floor tiles and feature lighting.
T.V Room / Office: 5.517 m x 2.452 m	Located to the front of the property this room is perfect as a games room, playroom, second living room or office. Complete with carpet flooring, built in storage, TV point and large window providing ample light.
Utility Area 2.393 m x 3.081 m	Large utility room where both the washing machine and dryer are located along with the gas boiler and more storage presses complete with tiled flooring. The utility also provided access to the rear garden.
W.C	W.C and W.h.b located off the utility complete with tiled flooring.

FIRST FLOOR:

Landing Area: 4.578 m x 1.947 m Landing area complete with neutral carpet flooring, natural hardwood banisters and railings with hot press off landing area perfect for household storage and window overlooking the rear of the property providing plenty of light.	
Bedroom 1: 4.135 m x 3.245 m	Spacious master bedroom to the front of the property with built in wardrobes feature light fitting and neutral carpet flooring.
En-suite: 2.688 m x 1.468 m	En-suite complete with W.C, W.h.b, pump shower, window providing ventilation, tiled floors, tiled shower surround and half wall tiled
Bedroom 2: 3.441 m x 3.474 m	Double bedroom overlooking the front of the property with built in wardrobes and neutral carpet flooring.
Bedroom 3: 2.459 m x 3.250 m	Double bedroom overlooking the rear of the property with built in wardrobes and carpet flooring.
Bedroom 4: 2.477 m x 2.471 m	Single bedroom overlooking the rear of the property with high gloss feature built in wardrobes and neutral carpet flooring.
Main Bathroom: 2.490 m x 2.030 m	Complete with: W.C, W.h.b, bath with pump shower attachment, window providing natural ventilation and light. Tiled floor, bath surround and walls.
Outside:	<ul style="list-style-type: none"> • Mature, maintenance free back garden • Outdoor lighting • Concrete garden shed with electric supply and fully alarmed • Cobble lock front driveway • Mature hedging in the front garden



PRICE

ASKING PRICE: €380,000

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 helen@reagrimes.ie

VIEWING HIGHLY RECOMMENDED!



REA Grimes

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DIRECTIONS

Travelling into Ratoath from Ashbourne, take the first exit off the roundabout (signposted Dunboyne). Continue straight ahead to the traffic lights at the T-junction. Turn left onto R155. Immediately you will see Ratoath National Scholl on the left hand side. The entrance to Clonkeen is on the right hand side just opposite the School. At the roundabout take the third exit and continue straight ahead. No.25 Clonkeen is on the right hand side in the cul de sac. See REA Grimes FOR SALE sign.
25 Clonkeen, Ratoath, Co. Meath - Co Ordinates:
Latitude: 53.504074 | Longitude: -6.468182

BER Information

BER: C1

BER No: 109200337

Energy Performance Indicator: 170.91 kWh/m²/yr



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