

REA

O'BRIEN COLLINS



Modernised semi-detached two bedroom cottage residence (approx. 100 sqm /1,076 sq ft) on corner site of approx. 0.16 ha / 0.4 acre.

FOR SALE BY PRIVATE TREATY

The Cottage
Mullaghfin
Duleek
Co Meath A92 F662
Asking Price €250,000

BER C3



DESCRIPTION

The Cottage has been upgraded in recent years to provide a lovely welcoming home combining a host of traditional cottage features with all modern amenities. Set on a corner site extending to approximately 0.16 ha / 0.4 acres, there is vehicular access to both the front and the side road. Semi-detached in nature, the original cottage is two storey with a later single storey rear extension. Accommodation extends to approximately 100 sqm / 1,076 sq ft. A front door leads into a bright open plan living / dining area which has a solid fuel stove with feature surround serving as an attractive focal point. Off this room, an open stair leads to the first floor bedrooms. Immediately to the rear, there is an eat-in kitchen which has been fitted with a range of modern wall and floor storage units. Appliances include electric oven / hob / extractor hood together with a dishwasher and free-standing fridge freezer. A fully tiled modern bathroom with contemporary fittings (bath with electric shower, wc & whb, heated towel rail) completes the ground floor accommodation. Upstairs, there are two double bedrooms with the main bedroom fitted with an ensuite wc & whb. Outside, there is a large gravel driveway providing parking for several cars. The boundary is finished with ranch style fencing and laurel hedging. To the rear, there is a large enclosed storage yard.

LOCATION

This property occupies a corner site along the R150, approximately 3.75 km west of Duleek village and approximately 1 km east of the N1 (Dublin – Derry Road). This property is within easy reach of all village amenities at Duleek and beyond at Drogheda, Navan and Ashbourne. Access to Dublin city is via the N2 / M2 which connects directly with the M50.



FEATURES

- Revamped attractive cottage dwelling.
- Potential to extend existing accommodation.
- Vehicular front & side access & driveway parking for several cars. Large storage sheds / units in enclosed yard.

Services:

- Mains water
- Septic tank
- Oil fired central heating

ACCOMMODATION

- Living / Dining: 35.9m x 4.14m; light-filled open plan room with feature wood burning stove & surround. TV point. Hot press. Under stair storage.
- Eat-in Kitchen: 3.06m x 2.95m; range of modern wall & floor units; electric oven, hob & extractor hood; dishwasher & free-standing fridge freezer. Side door to rear.
- Bathroom: 2.71m x 1.8m; contemporary fittings: bath (electric shower), wc & whb; heated towel rail; fully tiled

Upstairs:

- Bedroom 1: 4.15m x 3.51m; ensuite wc & whb
- Bedroom 2: 2.6m x 2.61m

Carpet flooring to stair, landing & bedrooms

OUTSIDE

- Perimeter ranch style fencing / laurel hedging. Wall to front of property.
- Gravel finish driveway with parking for several cars.
- Enclosed rear yard / garden.





PRICE

Asking Price €250,000

VIEWING

By appointment

Contact the office at

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Drogheda,
Co. Louth.

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DIRECTIONS

Approx. 1km east along the R150 heading east towards Duleek village. Please use Eircode A92 F662 for exact location.

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

BER NO: 113693154

Walk-through video: <https://youtu.be/A5uhZ1pJjJs>



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