

**For Sale**  
By Private Treaty

Guide Price

**€725,000**

**REA**

**T&J GAVIGAN**



## **Aishling, Roestown, Drumree**

**Co. Meath A85 VE86**

4 BEDROOM DETACHED RESIDENCE EXTENDING TO APPROX.  
325 sq. m. SET ON 0.92 ACRE SITE OF MATURE AND WELL  
LANDSCAPED GARDENS



[www.reatjgavigan.ie](http://www.reatjgavigan.ie)

PSRA : 001249

## | Description

The Aishling residence located in Roestown is a spectacular four bedroom detached house extending to approx. 325 sq. m. set on an approx. 0.92 acre site of very well landscaped and mature gardens to the front and rear. This great family home was built in 2005 to the highest specifications taking into account the spacious living accommodation and extensive outdoor area perfect for a growing family. This excellently presented home contains all the fantastic features of a well-kept family house, including insulated cavity, top quality attic insulation, high quality kitchen appliances, doubled glazed windows which have been replaced in 2015 and many more.

Internally, the residence has been maintained in excellent condition with accommodation comprising of entrance hallway, formal sitting room, sun room, living room/family room, study, kitchen with a separate formal dining room, utility and a guest w.c. on the ground floor and four bedrooms (three en-suites) and main family bathroom on the first floor.

Externally, cobblelock and Indian sandstone surrounds the house with limestone finish to front of the house with granite sills. Entrance to the grounds is through a gated entrance with limestone walls and granite sills. The entire site is surrounded by beech hedging and mature shrub borders. There is a large detached garage with a remote controlled roller door.

Aishling is excellently located in the area with only 1km from the M3 motorway and 2km from Killeen Castle. The house is just 1.5km from Main St., Dunshaughlin with footpath, with all of its amenities including schools, restaurants, shops, GAA and many more within easy reach. Golf Clubs including Killeen Castle and Black Bush are all located near by.

Don't miss your chance to organise an appointment to view this astounding residence!



## | Features

- Southwest facing
- Insulated cavity, top quality attic insulation & foil backed plaster board on external walls
- Large detached garage with remote controlled roller door
- Residence set on approx. 1 acre site
- Recessed lighting throughout the house - except the bedrooms on the first floor
- Premium quality tiling in bathrooms, kitchen and the utility room
- Installed water softener
- Water: Mains
- Heating: Natural Gas Central Heating with two gas fireplaces
- Sewage: Mains

## | Accommodation

- **Entrance Hallway: 4.8m x 3m**

Entrance through hardwood front door with partial glass, complete with French Oak hardwood flooring, hardwood stairs to first floor, featured coving, alarm panel (fully alarmed) and recessed lighting.

- **Living Room: 6.76m x 5.2m**

Formal living room located to the left off the entrance hallway with a large bay window overlooking the front gardens and another window to the side. Gas insert with marble surround, T.V. point and French oak hardwood flooring with a door leading to the sun room.

- **Sun Room: 5.3m x 3.6m**

Bright spacious sun room to the side of the property with French doors leading on to the decking area, perfect for the summer evenings. Travertine flooring and double doors leading to the separate dining room.

- **Family Room: 4.9m x 4m**

Located to the right off the entrance hallway with a bay window overlooking the front of the house. Gas fireplace with wooden surround, T.V. point and carpeted flooring. Door leading to the kitchen area.

- **Study: 3.7m x 3.3m**

Located to the right off the entrance hallway, this room comprises of French oak hardwood flooring, window overlooking the front driveway plenty of built-in shelving. Perfect room for a home office.

## | Outside

The property is accessed through a gated entrance on a large tarmac driveway to front. Cobblelock and Indian sandstone surround the property and the detached garage located to the side of the main house. Natural Spanish slates to the house and the garage.

To the side, there is a good sized cedar decking area together with a stone tiled patio area. The remainder of the grounds are laid to mature and very well landscaped gardens to the front and the rear of the residence.



- **Kitchen: 5m x 6.16m**

Spacious and bright kitchen area with stone tiled flooring, granite countertops and backsplash. Plenty of oak kitchen units with integrated Neff gas hob, electric oven, dishwasher and Amana fridge/freezer. Large windows overlooking the rear and the side of the house. Door leading to the utility room.

- **Utility: 3.5m x 2.7m**

Stone tiled flooring, fitted oak units and a door leading to the rear garden. Utility room houses the gas boiler and is plumbed for washer/dryer.

- **Dining Room: 5m x 5.2m**

Accessed through the sun room and the entrance hallway. French oak hardwood flooring and windows complete with recessed lighting and coving overlooking the rear garden allowing plenty of brightness, perfect dining room for entertaining.

- **Guest W.c.: 2m x 1.5m**

White W.c. and W.h.b. Fully tiled with a window to the rear of the house.

- **Landing**

French oak hardwood flooring throughout the landing with large featured velux windows providing plenty of light. Home to a storage room and Hot Press.

- **Master Bedroom: 4m x 5.2m**

Large master bedroom overlooking the front of the house. Beech flooring throughout with fitted wardrobes and vanity unit.

- **En-suite: 1.56m x 2.44m**

Complete with white W.c., W.h.b. and double shower Cubicle with power shower. Fully tiled with velux window.

- **Bedroom 2: 3.6m x 3.9m**

Double bedroom with fitted wardrobes and window overlooking the rear garden. Beech flooring. Fully tiled en-suite with W.c., W.h.b. and double shower cubicle with power shower and window. (2.45m x 1.2m).

- **Bedroom 3: 4.53m x 3.4m**

Guest double bedroom with fitted wardrobes and beech flooring overlooking the front of the property. Provides access to attic.

- **Bedroom 4: 3.66m x 3.96m**

Double bedroom with fitted wardrobes and beech flooring to the front of the residence. Fully tiled en-suite with W.c., W.h.b. and double shower cubicle with power shower. (1.27m x 1m).

- **Main Bathroom: 3.74m x 2.35m**

Complete with white W.c., W.h.b., shower cubicle with power shower and corner Jacuzzi bath. Fully tiled with velux window.





### | BER

BER: C2

BER No.: 113507545

Energy rating: 182.68 kWh/m<sup>2</sup>/yr

### | Viewing

- All viewings will be by private appointment
- Maximum 2 people per viewing
- Appointments restricted to 15 minutes – please be punctual

### | Inclusions

All fitted kitchen appliances, light fixtures and fittings, blinds and curtains.

### | Directions

From Main St. Dunshaughlin, head northwest on the R147 and turn left at the traffic lights. Follow the road and at go straight through the roundabout on the L2208. Keep following the road and after going over the bridge, Aishling residence is the sixth house on your right hand side after the bridge, 0.6km from the roundabout. See REA T&J Gavigan sign.

### | Price

€725,000

### | Selling agent

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### | Sales agent

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