

For Sale

Asking Price: €690,000

Sherry
FitzGerald
Sherry



2 Carraig na Gabhna,
Ratoath, Co Meath
A85 FW44

sherryfitz.ie



Sherry FitzGerald Sherry are excited to present 2 Carraig na Gabhna to the market.

Immaculately presented this 'B' energy rated, double fronted home starts to impress with the first look at this red-brick façade complemented with a spacious cobble locked driveway. Carraig na Gabhna is an exclusive development of just six, imposing, detached homes on a quiet cul de sac, off the highly sought-after Fairyhouse Road. No. 2 has been meticulously designed to create a harmonious blend of style and comfort using modern technologies, such as underfloor heating throughout both floors and solar panels. The light filled and stylish entrance hallway sets the tone for this modernized home with marble flooring throughout the ground floor, red oak stairs with marble instep and ceiling coving throughout which flows exceptionally from the living room to a formal dining room, onto the bright and spacious kitchen with high ceilings and finally a stunning family room, utility room and guest w.c.. Upstairs offers four generous sized bedrooms with custom built in wardrobes, (two en-suite bedrooms) and a fully tiled family bathroom. The maintenance free rear garden is excellently landscaped with care and attention offering a wonderful private entertaining venue with detached, brick garage, beautifully tiled patio, faux grass play area and outdoor lighting creating a wonderful outdoor space to be enjoyed by all.



Conveniently located with a footpath on the Fairyhouse Road, giving safe access to the village. Carraig na Gabhna offers an excellent location for family life; it is a country-style village on Dublin's doorstep with an impressive choice of schools, sports and leisure facilities, restaurants, and shops etc. In addition, the village has excellent bus and road links to the City Centre which is a mere 20 kilometres away. Furthermore, it is within a 10 minute drive of the park and ride train station at PACE.



This superior, detached home offers a superbly finished home with generously proportioned accommodation throughout which viewing comes highly recommended!

Special Features & Services

- GFCH
- Underfloor heating
- Solar Panels
- CCTV
- Solid hardwood doors throughout
- Extra insulation in attic
- Updated bathrooms with new sanitary ware
- 'B' energy rating
- Double fronted home
- Red brick facade
- Detached
- Cul-de-sac
- Path to Main St
- Two en-suite bedrooms
- Detached garage
- Maintenance free garden

Accommodation

Entrance Hall Impressive welcoming entrance sets the tone for this superior home with marble flooring, marble skirtings and marble window sills. This impressive marble flooring flows into every room on the ground floor complimented with beautiful ceiling covings, architrave and doors.

Living Room An imposing living room to front of property with marble flooring, sills, ceiling covings, feature fireplace surrounded with built in display units and double doors leading to the dining room.

Dining Room A beautiful formal dining room to rear of property adjoining from living with marble flooring, ceiling covings and double doors leading to garden patio. An additional door leads to hallway.

Kitchen Bright and inviting kitchen with window looking out to rear garden and double doors to front of property. A feature island, high ceilings with velux windows and tiled flooring create a wonderful space.

Utility Room Off kitchen with counter space, sink and door to rear garden.

Guest w.c.. Spacious guest w.c., off hallway beautifully tiled with marble w.h.b., w.c., heated towel rail and window.

Bedroom 1 Double bedroom with built-in wardrobes to rear of property.

Bathroom Fully tiled family bathroom to rear of property with marble w.h.b., w.c., heated towel rail and stand alone cast iron bath tub.

Bedroom 2 Double bedroom with built-in wardrobe to rear of property.

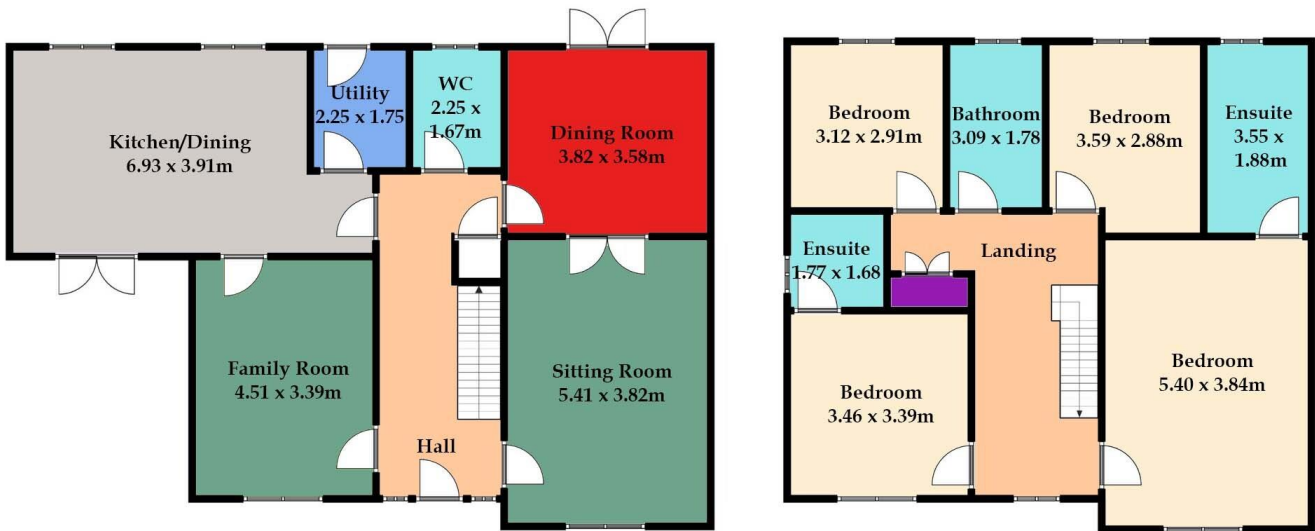
Bedroom 3 Double bedroom with built-in wardrobe and en-suite to front of property.

En-Suite Tiled en-suite with w.c., w.h.b., window and shower.

Bedroom 4 Generous sized master bedroom with built-in wardrobes and en-suite to front of property.

En-Suite Modernized and fully tiled en-suite with two marble w.h.b., w.c., heated towel rail, window and large shower.





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



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Garden

The wrapped walled garden with built-in lights provide a delightfully private outdoor space. The tiled patio area adjoining from the dining room is perfect for dining al fresco. A detached garage offers potential for home office.

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