

## GRIMES



**CLOVELLY HOUSE**  
**BALTRASNA**  
**ASHBOURNE**  
**CO MEATH**  
**A84 N504**

**FOR SALE BY PRIVATE TREATY**  
**Asking Price: €385,000**



REA Grimes are delighted to present this superb family home to the market. Clovelly House is a 6 bedroom detached bungalow spanning to c. 190 m<sup>2</sup> / c. 2,045 sq ft in need of upgrading. Located on the R125 to Ratoath, in the highly regarded area of Baltrasna, yet close to all amenities including schools, shops and transport links.

The property offers generous accommodation and comprises of a porch, entrance hallway, kitchen, dining/living area, utility room, sitting room, living room, guest W.C., six large bedrooms, Jack & Jill bathroom and main family bathroom. Outside the property sits on an exceptionally large site of approx. 0.36 ha/ 0.89 acres and comes with front driveway providing ample parking with integrated garage and a large private landscaped rear garden. This is an outstanding family home and is perfect opportunity for a new owner to make the most of this superior location while putting their own stamp on their new home.

Early viewing is advised. **For more information or to arrange a viewing, contact Lynn Lynagh REA Grimes on 01 835 0392 or email [lynn@reagrimes.ie](mailto:lynn@reagrimes.ie)**



## FEATURES

- Generously proportioned detached bungalow in a highly sought after location
- Site of approx. c. 0.36 ha/ c. 0.89 acres
- Large front and rear garden
- Ample off street parking
- Integrated garage with option of converting subject to necessary planning permission
- Oil fired central heating
- Constructed in 1971 and then extended in 1979
- Within minutes of a host of local amenities such as shops, restaurants, fitness centre, local park & playing pitches etc.
- Fully Alarmed
- Overall floor area: 190 sq.m. (2,045 sq. ft.)
- Viewing highly recommended with REA Grimes

## LOCATION

Situated on the R125, this family home has the best of both worlds – a large private site yet very conveniently located close to Ratoath & Ashbourne and the wide variety of recreational & retail facilities. The M2/ M50 are only a short drive away making this property very accessible to the city centre, Dublin Airport and surrounding areas.



## ACCOMODATION

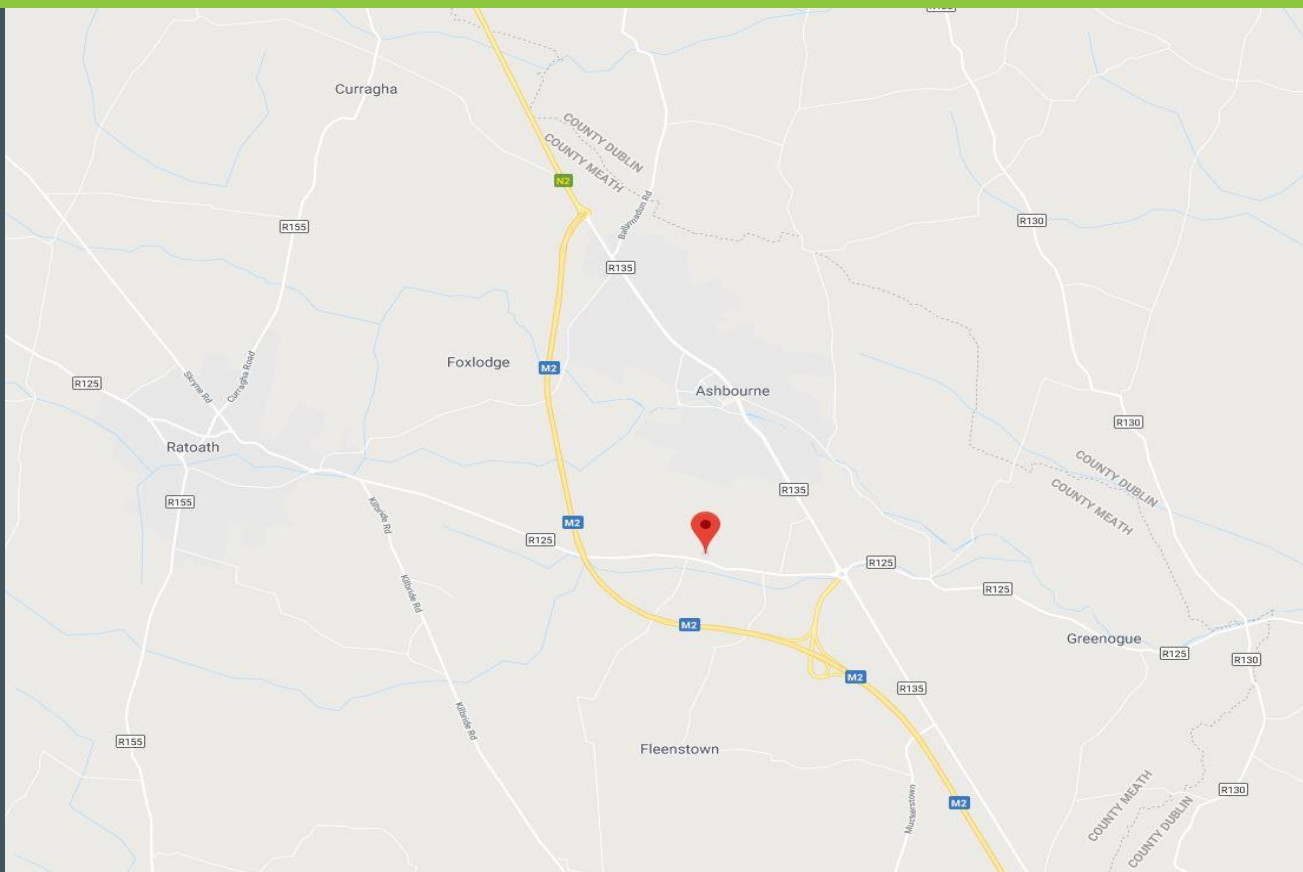
<b>Porch:</b> 3.74 m x 2.78 m	Large tiled porch with centre light fitting glazed windows and sliding door leading to main entrance hallway.
<b>Entrance Hallway:</b> 3.9 m x 2.15 m & 1.05 m x 11.37 m	Enter through hardwood front door with decorative glazing into a spacious L-shaped hallway with hardwood flooring, neutral carpet and decorative light fitting.
<b>Guest W.C:</b> 3.10 m x 3.15 m	W.C., w.h.b. and decorative glazed window providing natural light with partial tiling to the wall and linoleum flooring.
<b>Living Room / Dining Room:</b> 8.46 m x 5.5 m	Located to the front of the property this light filled room comes with hardwood flooring, feature fireplace with decorative brass surround and two ceiling lights. A large glazed wall offers stunning views over the front lawn with sliding patio door access. The living room flows to the dining area with large window offering further views to the garden.
<b>Kitchen:</b> 3.95 m x 5.11 m	Fitted kitchen located off the hallway with units at floor and eye level providing ample storage and counter space. The kitchen comes complete with space for an oven, plumbed for a dishwasher and tiling to the floor and above counter in addition to a generous dining area.
<b>Utility Area:</b> 2.75 m x 1.65 m	Useful utility room with plumbing for a washing machine and additional storage units and sink. Tiling to floor and above counter with additional access to the rear of the property.
<b>Sitting Room</b> 3.88m x 3.82 m	Located off the kitchen with access through sliding patio door, into a cosy room with hardwood flooring, insert stove with decorative tiling surround and wooden mantle. A large window provides natural light and comes complete with feature wall lights.
<b>Bedroom Accommodation:</b>	Bedroom 1: 3.08 m x 2.70 m Bedroom 2: 3.13 m x 4.60 m Bedroom 3: 2.15 m x 3.08 m
<b>Main Bathroom:</b> 2.80 m x 2.55 m	W.C., w.h.b, bath and separate shower. Partial tiling to walls and shower cubicle with linoleum flooring.
<b>Bedroom Accommodation in Extension:</b>	Bedroom 4: 3.10 m x 2.08 m Bedroom 5: 2.60 m x 3.80 m Bedroom 6: 3.50 m x 3.00 m Jack and Jill W.C: 3.0 m x 1.23 m

### OUTSIDE:

- Substantial front and rear gardens complete with mature shrubs and trees
- Large driveway to the front and side of the property providing ample parking area
- Concrete patio to the rear of the property offering privacy and space for entertaining in long summer evenings
- Integrated garage provides additional storage and could be converted subject to the necessary planning permission







## PRICE

**Asking Price €385,000**

## VIEWING

Strictly by prior appointment with  
REA GRIMES Sole Selling Agents

## REA GRIMES Contact:

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## DIRECTIONS

Travelling from Dublin on the M2. Exit at Junction 3, take the R135 to Ashbourne (South) Ratoath. Take the first exit at the Nine Mile Stone roundabout, signposted R125 Ratoath. Continue straight and the property is on the right hand side. See REA GRIMES 'For Sale' sign.

## BER Information

BER: E1

BER No: 110739596

Energy Performance Indicator: 312.4 kWh/m<sup>2</sup>/yr



## Mortgage Advisors

Mortgage Advice Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.



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