

GRIMES



4 BEDROOM FAMILY HOME – 124 m² (1,334 sq ft)
ASKING PRICE €235,000

FOR SALE BY PRIVATE TREATY

4 MORNINGTON MANOR CLOSE
MORNINGTON
CO. MEATH
A92 Y5F3



DESCRIPTION

ATTENTION ALL BUYERS! REA Grimes are delighted to present No 4 Mornington Manor Close to the summer market. This fine four bed family home extending to 124 sq m (1,334 sq ft) is presented in immaculate condition throughout with many additional features included.

Accommodation includes entrance hallway, living room, open plan kitchen / dining area with utility room, separate dining area & downstairs W.C, 4 large bedrooms master en-suite with main family bathroom. The property also benefits from a large private front driveway and West facing rear garden. No 4 Mornington Manor Close is ideally positioned along a quiet cul de sac yet providing easy access to the development main entrance. Mornington Manor is within easy walking distance of all local amenities, it also has easy access to the M1, Drogheda 5 km and Dublin City Centre 30 km.

Viewing highly recommended with REA Grimes contact Lynn Lynagh 01 835 03 92 / lynn@reagrimes.ie

FEATURES

- Original show house in Mornington Manor
- Property presented in excellent location
- Natural Gas Heating
- Fully alarmed
- Private driveway to the front
- Spacious accommodation throughout
- BER C2 No: 101307189
- Located in a quiet cul de sac
- Private sunny back garden - west facing
- Viewing Highly Recommended



ACCOMODATION

Entrance Hallway 5.768 m x 2.058 m:

Entrance through hardwood front door with partial glass making hallway bright & airy, solid wood flooring, decorative coving & W.C. under stairs. Also complete with alarm panel.

Downstairs W.C: 1.556 m x 0.765 m:

Located off the hallway to the front of the property complete with W.C, W.h.b & extractor fan that provides ventilation.

Kitchen / Dining 6.095 m x 2.886 m:

Open plan kitchen cum dining area located to the back of the property, with tiled floor, shaker style kitchen with plenty of storage, presses at floor & eye level. Over counter tiles, electric oven & hob, extractor fan, dishwasher & fridge freezer. Back door off kitchen leading out onto the back garden.

Utility 1.291 m x 1.187 m:

Plumbed for washing machine / dryer, gas boiler housed here, also provides plenty of household storage.

Living room 5.690 m x 4.031 m:

Large homely living room located to the front of the property complete with solid wood flooring, decorative coving, featured fire place gas insert, double doors through to formal dining room:

Dining Room: 3.608 m x 3.270 m:

Assessable from main living room or kitchen, complete with carpeted flooring and with sliding door leading out into the back garden

Landing Area: 4.078 m x 1.436 m:

Large landing area complete with side window and carpeted flooring, hotpress off landing area providing household storage.

Bedroom 1 Master: 4.236 m x 3.651 m:

Large Master bedroom located to the front of the property complete with built in wardrobes, carpeted flooring. En-suite: 2.064 m x 1.068 m partially tiled with W.C, W.h.b & shower cubical extractor fan provides ventilation.

Bedroom 2: 3.643 m x 3.124 m:

Large second bedroom located to the back of the property complete with built in wardrobes and carpeted flooring.

Bedroom 3: 3.600 m x 3.025 m:

Located to the back of the property complete with built in wardrobes and carpeted flooring.

Bedroom 4: 4.259 m x 2.498 m:

Located to the front of the property complete with built in wardrobes, carpet flooring.

Main Family Bathroom: 1.859 m x 1.682 m:

Complete with W.C, W.h.b, bath & window that provides ventilation partially tiled.



PRICE

ASKING PRICE: €235,000

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
lynn@reagrimes.ie

VIEWING HIGHLY RECOMMENDED!

REA Grimes

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DIRECTIONS

Located in Mornington which is a beautiful seaside village c. 5 km east of Drogheda. Within close proximity to all amenities including Southgate and Scotch Hall shopping centres, schools, fabulous beaches, Laytown & Bettystown golf & tennis clubs, Drogheda and Laytown train stations, public and private bus services and is close to the M1 motorway and c. 30km from Dublin airport. Latitude: 53.720397 / Longitude: -6.258306

BER Information

BER: C2

BER No: 101307189

Energy Performance Indicator: 193.55 kWh/m²/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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PSRA Licence No: 001417

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