

# REA

# T&J Gavigan



**4 BEDROOM RESIDENCE WITH STUDY/PLAYROOM**

**FOR SALE BY PRIVATE TREATY**

Dollardstown  
Beauparc  
Co. Meath

**AMV €385,000**



## DESCRIPTION

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A stunning 4 bedroom country residence with a study/playroom of approximately 2,300 sq. ft., set within c. 5 acres surrounded by pleasant countryside in the much sought after area of Beauparc. A great family home!

## LOCATION

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The property is located in peaceful green country surroundings in a fantastic location with great accessibility to major routes. This scenic and accessible location has much to offer those who are seeking a modern family space with large gardens. Ideal for those who crave space and seclusion yet with all amenities close at hand. With easy access to the N2, M3 and N3. Yellow Furze National School is within 1km, and you are also close to Knockcommon and Kenstown National Schools.

## FEATURES

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- Spacious accommodation
- Large green area
- Peaceful location close to local amenities

## SERVICES

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**Sewage:** Septic Tank

**Water:** Well

**Heating:** OFCH

## OUTSIDE

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The property is set within c. 5 acres of green area and surrounded by countryside.



## ACCOMMODATION

### GROUND FLOOR:

#### *Entrance*

Laminate flooring. Staircase to first floor.

#### *Kitchen/Dining* 4.12 x 7.58

Tiled flooring and tiled backsplash. Walnut fitted kitchen with built in dishwasher, oven, hob and extractor fan. Double doors to rear garden. Stove in the dining area.

#### *Door to utility and guest WC*

#### *Utility* 4.42 x 1.62

Tiled flooring. Door to rear garden. Walk in Hot Press.

#### *Guest WC* 1.72 x 1.44

Tiled flooring. White wc, whb. Window to rear.

#### *Livingroom* 5.88 x 4.57

Bay window to the front. Fireplace with open fire.

#### *Study/Playroom* 3.75 x 3.07

Laminate flooring. Overlooking the front.

#### *Main Bathroom* 4.12 x 3.13

Tiled floor. Tiled shower cubicle. White wc, whb and corner bath. Separate shower cubicle with Triton Electric Shower.

#### *Bedroom 1* 3.78 x 3.56

Double bedroom. Overlooking the front. Laminate flooring.

#### *Walk in Wardrobe* 2.05 x 1.95

Laminate flooring. Fitted shelving.

### FIRST FLOOR:

#### *Bedroom 2* 4.57 x 4.34

Double bedroom. Laminate flooring. Window to the side and front.

#### *Shower Room* 2.76 x 2.35

Laminate flooring. White wc, whb. Tiled shower cubicle. Tiled backsplash. Velux window.

#### *Bedroom 3* 4.62 x 3.40

Laminate flooring. Double bedroom. Window to the front.

#### *Bedroom 4* 4.62 x 3.52

Carpeted. Window to the front.

#### *Walk in Wardrobe / Storage*

#### *Ensuite* 3.51 x 2.07

Tiled flooring. White wc, whb. Tiled backsplash and shower cubicle. Velux window.





## PRICE

€385,000

## VIEWING

***By appointment***

Contact Negotiators:

**REA T&J GAVIGAN**

35 Railway Street, Navan

T: 046 902 3232

F: 046 902 8347

E: [navan@reatigavigan.ie](mailto:navan@reatigavigan.ie)

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

## DIRECTIONS

From Navan travel out the Boyne Road for 7km, pass Hayestown petrol station, take the next right turn towards the school. First house on the right is the grey dormer.



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