PROPERTY PARTNERS

LAURENCE GUNNE



FOR SALE BY PRIVATE TREATY



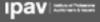
NO.5 RAMPARK GROVE, LORDSHIP, **CO.LOUTH A91KV66**

5 Bed Detached House 263 m² / 2831 ft²

AMV: €600,000











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A spacious and very well presented 5 bedroom, 3 reception, brick built house occupying a spacious 3/4 acre corner site in a quite and very private cul de sac. The property boasts top quality finishes with vertical sliding sash windows, a cantilever staircase, spacious reception and living areas combined with 5 good quality bedrooms. To the back of the site there is a large double garage that already has radiators, a WC and a first floor that could easily be converted into a granny flat (STP)

ACCOMMODATION

Entrance Porch	3.48m x 2.191m	Mosiac tiled floor. Double glass panelled doors to hallway
Inner Hallway	4.68m x 3.49m	Ceiling Cornice, Cantilever Staircase, Solid timber flooring.
Living room	5.98m x 4.22m	Duel aspect with windows to south and West. ceiling cornice. Recessed Lighting. Solid timber flooring.
Sitting Room	5.98m x 4.17m	Fireplace Stone surround and black Granite inset and hearth. Lamp sockets. Double doors to Sun room.
Sun Room	4.38m x 3.09m	Timber ceiling All glass sides. Double doors to patio area.
Dining area	4.17m x 3.63m	Full Bi-Fold doors leading to patio area. Tiled floor. Door to kitchen
Kitchen	5.15m x 4.87m	Solid timber Shaker style painted units with Granite worktops. Centre island in similar. Dishwasher, American Fridge. 5 Ring double oven with grill cooker (Gas). Large 2 compartment enamel sink. Recessed Lighting. Polished tile flooring. Door to utility area.
Back hall, WC and Utility	3.64m x 2.49m	Tiled floor Door to back.
Bedroom1	4.74m x 4.17m	Including en suite with fully tiled shower
Bedroom 2	3.62m x 3.6m	
Family Bathroom		Large Shower. Free standing Bath, WC and WHB
Berdroom 3	4.16m x 3.0m	
Bedroom 4	4.75m x 4.23m	Including En Suite with fully tiled Shower, WC and WHB





SPECIAL FEATURES

SPACIOUS AND WELL PRESENTED PROPERTY EXTENDING TO 263 Sq. Mts.
LARGE SITE OF 0.30 HA OR 3/4 OF AND ACRE.
DETACHED DOUBLE GARAGE WITH SERVICES
QUIET AND PRIVATE CUL DE SAC SITUATION WITHIN RAMPARK GROVE.

NATIONAL AND SECONDRY SCHOOLS NEARBY.

VIEWING

Strictly by prior appointment

Contact Negotiator

PJ Roddy

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Bedroom 5



4.01m x 3.44m





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