



FOR SALE BY PRIVATE TREATY

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

5 Bed Detached House 263 m² / 2831 ft²



AMV: €600,000

BER C2



DESCRIPTION

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	Mosaic 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	Dual 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. Tiled floor Door to back.
Back hall, WC and Utility	3.64m x 2.49m	
Bedroom 1	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
Bedroom 3	4.16m x 3.0m	
Bedroom 4	4.75m x 4.23m	Including En Suite with fully tiled Shower, WC and WHB
Bedroom 5	4.01m x 3.44m	



SPECIAL FEATURES

SPACIOUS AND WELL PRESENTED PROPERTY EXTENDING TO 263 Sq. Mts.
 LARGE SITE OF 0.30 HA OR 3/4 OF AN 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

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