

GRIMES



**THE ORCHARD
BORRANSTOWN
GARRISTOWN
CO DUBLIN
A84 H765**

FOR SALE BY PRIVATE TREATY
In excess of €695,000



Country Living awaits you - Welcome to The Orchard – an outstanding 5 bedroom detached bungalow with appealing stone façade approached by a sweeping driveway. This substantial home sits on a site of approx. 1.32 ha/ 3.26 acres with two separate vehicular accesses. This exceptionally generous accommodation provides of c. 343m² (3,692 ft²) briefly comprises; entrance hallway, 2 separate reception rooms, kitchen / dining, utility room, sun room, guest W.C. & 5 bedrooms (4 en-suite) & main family bathroom.

Externally the home boasts patio & covered bbq area and your own private orchard. The separate vehicular access point comprises courtyard area, fenced paddock and a detached outbuilding suitable for home office/ additional accommodation of c. 133m² (1,432 ft²) comprising 4 rooms with kitchenette/ W.C. & large galvanized shed with electric roller shutter of c. 84m² (904 ft²).

This is an exceptional family home in a magnificent location and is perfect for a family looking to escape to the country, while still being close to all amenities. Early viewing is advised to truly appreciate all this home has to offer.

For more information or to arrange a viewing, contact REA GRIMES on 01 835 0392 or email rachel@reagrimes.ie

FEATURES

- Generously proportioned detached bungalow in a highly sought after location
- Site of approx. c. 1.32 ha/ c. 3.26 acres with 2 separate vehicular access points from Garristown Road
- Oil fired central heating
- Septic tank & mains water
- Originally constructed in 1998
- Fully alarmed windows & doors
- Overall floor area: 343 sq.m. (3,692 sq ft)
- Self-contained outbuilding comprising 133 sq m (1,432sq ft) with separate heating system, kitchenette, WC and own access - suitable for a range of uses (S.P.P)
- Large galvanised shed with electricity supply & electric roller shutter -ideal for storage / workshop
- Separate fenced paddock to the front of the property
- Private orchard with cherry, apple, pear & plum trees
- Covered BBQ area
- Lands partially laid out as grassed paddock, fenced & gated. The gardens are laid out in grass with mature trees and views of open countryside.
- Viewing highly recommended with REA Grimes



LOCATION

This substantial family home has the best of both worlds – a private setting with views to the countryside yet very conveniently located close to Ashbourne c. 2km 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.

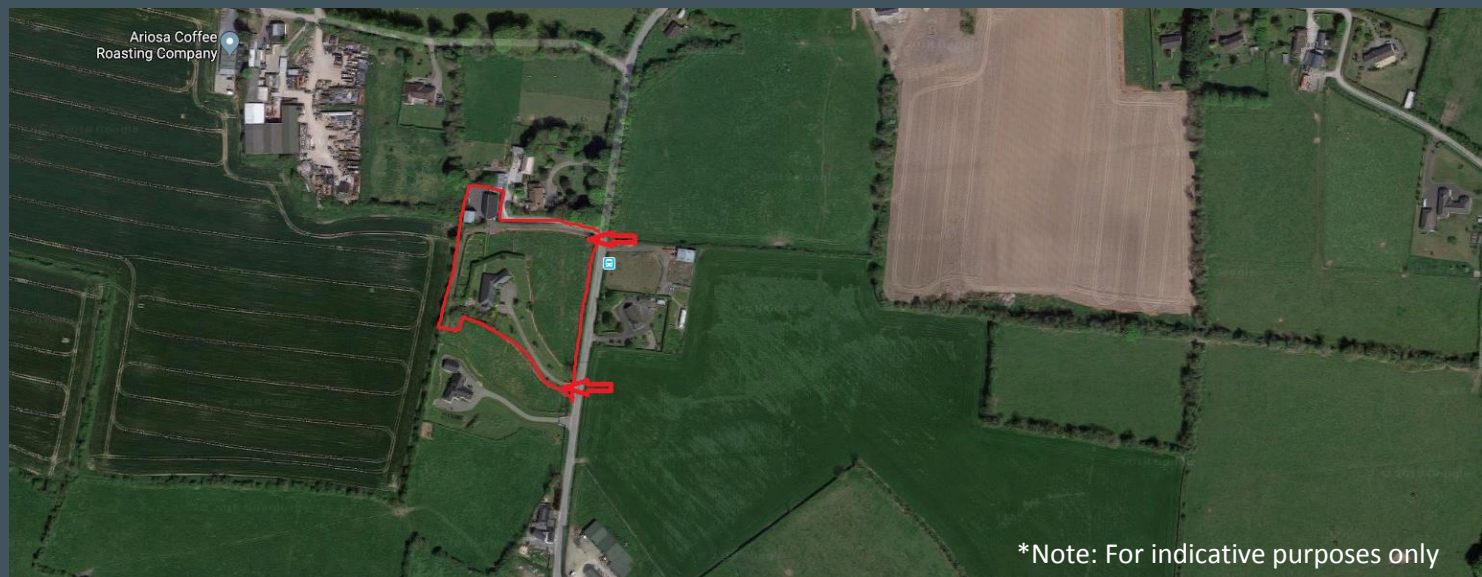


ACCOMODATION

Entrance Hallway: 12.9 m x 1.3 m & 9.5 m x 3.3 m	Enter through hardwood front door with large glazed windows into substantial L-shaped entrance hallway with luxurious carpet flooring, two centre light fittings, decorative coving and dado rail. Large cloakroom off hallway with generous storage space.
Living Room: 7.7 m x 6.2 m	Stepping down through double doors, this exceptionally large, dual aspect living room with 3m high ceilings is complete with decorative coving and picture rail. This superb room comes complete with feature marble fireplace surround with insert gas fire, center light fitting, t.v. point and carpet flooring.
Sitting Room: 5.8 m x 4.5 m	Perfect for cosy nights by the fire, with solid wood flooring, feature open fireplace with wooden surround and decorative insert. The sitting room comes complete with decorative coving & skirting boards, t.v. point, center light fitting, two access points off the entrance hallway and windows overlooking the front of the property.
Kitchen: 5.8 m x 4.7 m	Modern fitted kitchen with presses at floor and eye level providing ample storage and counter space. Complete with integrated double gas oven, hob, integrated dishwasher & fridge and extractor fan. Tiled floor and feature glass splash back, spotlights with a window overlooking the front of the property. Double doors lead to the sunroom and access to the utility room.
Utility Area & Guest W.C.: 4.1 m x 3.3 m	Utility room plumbed for a washing machine and space for a dryer, with tiled floors and extensive hotpress area in addition to access to the rear of the property. The guest W.C. is located here with w.c. and w.h.b. with tiled floor.
Sunroom: 4.3 m x 3.9 m	Superb light filled sun room with views over the property from dual aspect windows. The tiled floor and center light fitting complete this lovely room with steps back to the front of the house.
Master Bedroom: 5.9 m x 4.8 m En-suite: 1.8m x 2.8m	Large double bedroom with windows facing the rear of the property, solid wood flooring and feature walk-in wardrobe. W.h.b., W.C. & bidet and power shower with tiling to floor and partially tiled walls. A window provides natural ventilation.
Bedroom 2: 4.9 m x 3.9 m En-suite: 2.6 m x 1.8 m	Double bedroom with built-in wardrobes and solid wooden flooring. W.C., w.h.b. and electric shower with tiling to the floor and splash back areas and a window providing natural ventilation.
Bedroom 3: 4.2 m x 3.7 m En-suite: 3.8 m x 1.2 m	Spacious double bedroom with solid wood flooring overlooking the rear of the property. Complete with stand alone wardrobes and en-suite. W.C., w.h.b. and electric shower with tiling to floor and splash back areas.
Bedroom 4: 4.3 m x 3.8 m En-suite: 2.9 m x 1.7 m	Double bedroom with wood flooring and stand alone wardrobes. W.C., w.h.b. & electric shower with tiling to and splash back areas with feature glass blocks. A window provides natural ventilation.
Bedroom 5: 4.2 m x 3.8 m	Large double bedroom with wood flooring and built-in wardrobe.
Main Bathroom: 1.8m x 2.9m	W.C., w.h.b. & electric shower with tiling to floor and splash back areas

OUTSIDE:

- Substantial gardens complete with mature shrubs and trees and private orchard
- Large sweeping driveway to the front of the property providing ample parking area
- Concrete patio with covered BBQ area offering privacy and space for entertaining in long summer evenings
- Separate self-contained single storey outbuilding providing 133 sq m (1,432 sq ft) with own heating system, WC & Kitchenette. Suitable for many uses (SPP).
- Large galvanized storage shed with electricity supply, electric roller shutter and separate access from the road



PRICE

In excess of: €695,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

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DIRECTIONS

Travelling through Ashbourne, head north on the R135. Turn right onto Ballymadun Road at O'Scannail Veterinary Practice (Ashbourne Retail Park on the left hand side) & continue straight for approx. 2 km, signposted Garristown. The Orchard is on the left hand side, directly after a sharp bend on the road. Note - No REA GRIMES 'For Sale' sign.

Co-ordinates: 53.544421 / -6.412016

BER Information

BER: D1

BER No: 105467583

Energy Performance Indicator: 239.24 kWh/m²/yr

Mortgage Advisors

Mortgage Advice Should you require any financial advice, we can put you in contact 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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