

REA

O'BRIEN COLLINS



Imposing detached residence (approx. 243 sqm / 2,615 sq ft) on large mature private grounds in highly desirable residential location

FOR SALE BY PRIVATE TREATY

Woodbrook
Dublin Road
Drogheda
A92 DVK2

Asking Price Excess €800,000



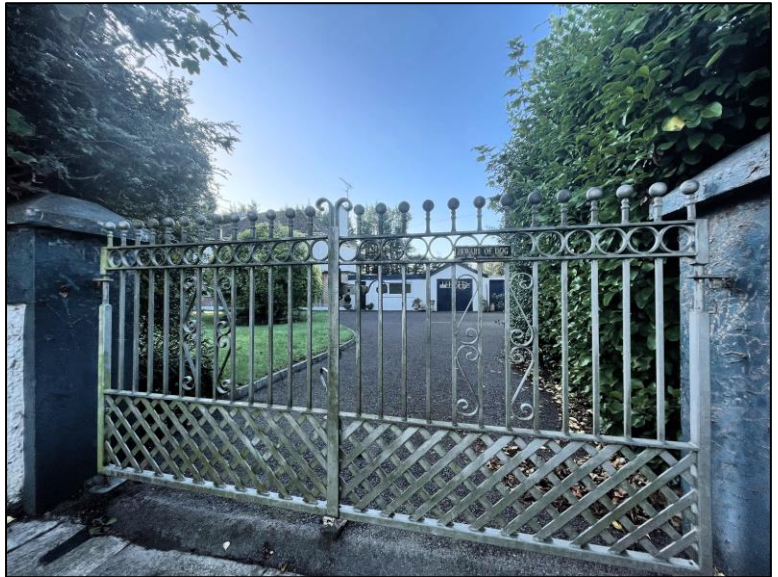
DESCRIPTION

‘Woodbrook’ is an imposing detached 4 bedroom property extending to approx. 243 sqm/ 2,600 sq ft on a fabulous and extensive mature site of approx. 1 acre. The large two storey residence with an extensive single storey extension to the side is orientated to capitalise on all-day sunshine to all the right rooms. All main reception rooms and bedrooms have a beautiful outlook on to the mature tree lined site with a favourable southerly and westerly aspect.

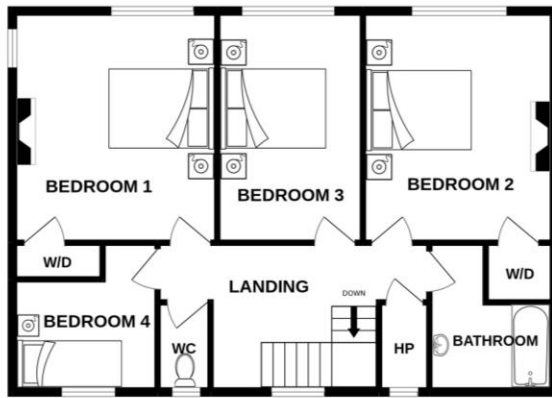
The location needs little introduction, situated on the south-side of Drogheda along the prestigious Dublin Road within a 10 minutes’ walk of the mainline train station and 15 minutes from the town centre making it a very convenient location for all family members. The renowned Black Bull Bar & Restaurant and local Mace Store are conveniently located opposite.

Drogheda offers a host of excellent amenities including its great selection restaurants and pubs, retail parks, a choice of nearby beaches and golf courses. There is also a good selection of nearby schools including St. Mary’s Boys and Girls National School within a 10 minutes’ walk together with St. Mary’s Diocesan Boys secondary school and Sacred Heart Girls secondary school both within a 25 minutes’ walk.

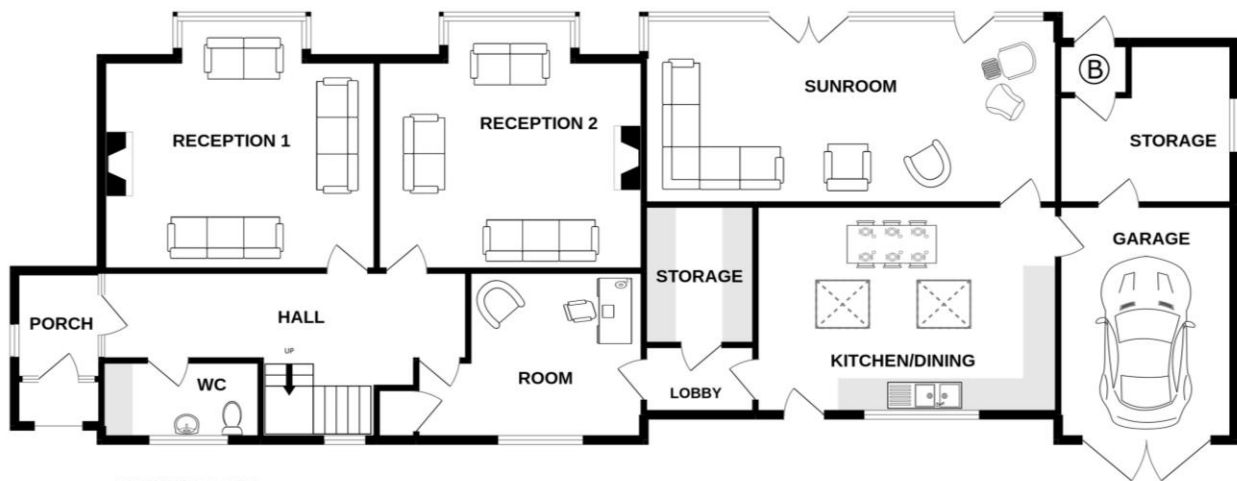
Woodbrook is only a 25 minutes’ drive from Dublin International Airport and the M50 orbital motorway giving easy access to the national motorway network. In summary, a unique opportunity to acquire a large property on an approx. 1 acre mature and private site in one of the most sought-after locations along the Dublin Road on the south side of Drogheda. Viewing strictly by prior appointment only.



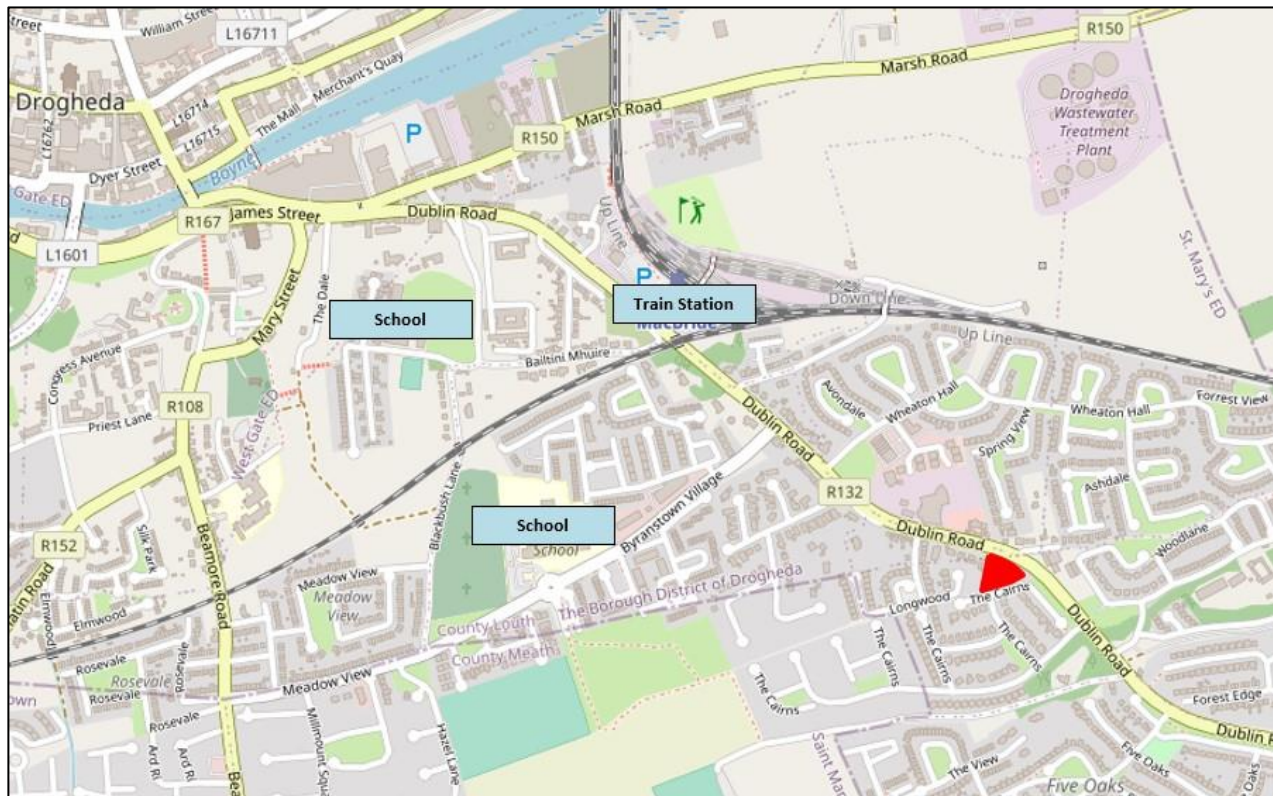




FIRST FLOOR



GROUND FLOOR



SPECIAL FEATURES AND SERVICES

- Oil central heating
- PVC double glazed windows
- Bright spacious accommodation
- Private and mature approx.1 acre site with gated entrance
- Expansive private south and west facing gardens
- 10 minutes' walk to Drogheda train station
- 10 minutes walking distance to primary school, Gerry's Fresh Foods convenience store, coffee shop, bar and restaurants
- 1 minute walk to bus stop, Black Bull Inn Bar & Restaurant and Mace convenience store
- 15 minutes' walk to Drogheda town centre
- 3.8km to M1 motorway
- 25minute drive to Dublin Airport and M50 orbital motorway

ACCOMMODATION

GROUND FLOOR

- Hall 6.93 x 1.71
- Porch 2.04 x 1.63
- Reception 1 5.20 x 4.00
- Reception 2 5.05 x 4.00
- Kitchen/Dining 5.69 x 3.95
- Sunroom 7.81 x 3.95
- Room 4.30 x 3.21
- Store 1.83 x 2.60
- WC 3.00 x 1.47
- Garage 3.32 x 4.32
- Storage 3.32 x 3.09

FIRST FLOOR

- Bedroom 1 3.79 x 4.40
- Bedroom 2 3.63 x 4.40
- Bedroom 3 2.74 x 4.40
- Bedroom 4 2.72 x 2.15
- Bathroom 2.82 x 2.37
- WC 0.88 x 1.67
- TOTAL: Approx. 243 m²/
2,615 ft²

GARDEN

- Large approx.1 acre mature, private and tree lined gardens that enjoy a south and west facing aspect to the rear.

INCLUSIONS

- Floor coverings
- Integrated kitchen appliances
- Light fittings
- Bathroom fixtures and fittings





PRICE

Asking Price: Excess €800,000

VIEWING

Strictly by appointment

Contact the office:

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DIRECTIONS

Eircode: A92 DVK2

From Drogheda travel out the R132/old N1. Pass the entrance to Drogheda Train Station and under railway line. Continue straight through traffic lights ahead and property is located approx. 500m ahead on right hand side opposite The Black Bull Inn Bar & Restaurant and Mace convenience store

For more photos of this property please go to our website WWW.REAOBRIENCOLLINS.IE

You can also view this property at
WWW.MYHOME.IE
WWW.DAFT.IE

BER:

BER No: 107435497

BER: F

JOINT AGENTS: Sherry Fitzgerald Lannon, Drogheda



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