

REA

O'BRIEN COLLINS



Exceptional family home in tranquil village setting within a 45 minute drive of the capital.

FOR SALE BY PRIVATE TREATY

4 Yew Abbey
Tenure
Monasterboice
Co Louth A92 DA0X

Asking Price €775,000





LOCATION

Yew Abbey is a small exclusive development of just 13 top quality individual homes in a landscaped parkland style setting at the edge of Tenure village completed in 2020. The village itself is located in the renowned Boyne Valley heritage area of Monasterboice approx. 5km north of Drogheda town along the M1. Neighbourhood amenities include an excellent primary school, village shop and local church. The Monasterboice Inn is within a few minutes' drive with Slane, Clogherhead and renown County Louth Golf Club (Baltray) all just 15 minutes away. Dublin Airport is easily reached in 30 minutes along the M1 with the city centre a further 15 minutes giving the owners the opportunity to enjoy a luxury country lifestyle while still availing of a very reasonable commute to Dublin for work or pleasure.

DESCRIPTION

No 4 Yew Abbey is tucked away at the end of this exclusive avenue of beautiful family homes. Sheltered behind electronically controlled timber gates which open up to reveal a lovely curved gravel driveway leading up to the entrance, this handsome and exceptionally well-presented property offers bright light filled rooms with that all important open plan kitchen/living/dining room spanning the full rear of the house. There is a further well-proportioned formal sitting room to the front which is decorated in contemporary style with feature wall mounted fireplace and sliding 'pocket' glass doors from the kitchen. The downstairs accommodation is completed by the cosy panelled and shelved study/family room to the right of the entrance hall along with a newly refurbished fully tiled guest Cloakroom with wc, whb and shower. Upstairs, off the luxuriously carpeted and spacious landing, there are four generous double bedrooms, two of which have ensuite shower rooms (again recently refurbished). The family bathroom boasts a free-standing bath, separate walk-in shower and heated towel rail. Finally, the floored attic area is conveniently accessed from the landing area via pull down stira ladder.

Surrounded by almost $\frac{3}{4}$ acre of mature gardens laid out in lawns and shrubbery with pleached hornbeam & Norwegian red maple trees and leafy green Portuguese laurel hedging providing year-round privacy to the front & rear of the property. The property also has wrought-iron powder-coated gating & fencing between the front & rear gardens ensuring its child-safe. It also features a secluded enclosed SW/W facing cobblelock patio/barbeque area off the kitchen/living room catching the sun long into those late summer evenings!



ACCOMMODATION

- Entrance hall. Timber effect tiled floor with decorative wainscoting wall panelling throughout with clever easily accessed understairs storage. Generous downstairs shower room fully tiled.
- Study: 4.25m x 4.05 with stylish floor-to-ceiling panelling creating a library-style study.
- Sitting room: Feature wall mounted flame effect fire, in-built TV & sound system with feature bay window. White oak flooring. Sliding glass pocket doors to kitchen & living room.
- Kitchen & living room: 11.85m x 4.10m with spacious dining alcove 3.58m x 1.83m. Open plan spanning the rear of the house. Breakfast island with storage including wine fridge. Generous range of top quality fitted units. Neff appliances, Smeg gas cooktop. Sliding glass doors to SW/W facing private & enclosed with Tobermore cobblelock.
- Utility: Plumbed for washing machine & dryer with Belfast sink and ample storage space.



Upstairs

- Main bedroom: 4.96m x 4.29m. Walk-in dressing room. Recently re-modelled en-suite shower room
- Bedroom 2: 4.06m x 3.6m with recently remodelled en-suite shower room and free standing double mirrored wardrobe
- Bedroom 3: 3.98m x 3.97. Quality laminate flooring (currently used as a gym)
- Bedroom 4: 3.98m x 3.47m. Quality laminate flooring. Free standing double mirrored wardrobe.
- Family bathroom.: 3.55m x 2.17m. Free standing bath tub. Walk-in wet room style shower.
- Spacious staircase & wide landing area with decorative wainscoting wall panelling and a pull-down ladder access to fully floored attic with Velux window.

Outside

- Mature private gardens with extensive hedging extending to over $\frac{3}{4}$ of an acre.
- Electronically controlled solid timber gates
- Gravel driveway
- Sheltered SW/W facing patio/BBQ area with Tobermore cobblelock paving
- Foundations for detached garage in situ.



- Omhe tethered EV charger (7.6kw)
- Ring web-enabled Security cameras (front & rear)
- TG SupplyMaster web-enabled automated lighting; house & gardens.

FEATURES

- Presented in showhouse condition
- Contemporary open-plan Kitchen/living/dining area
- Top quality fixtures and fittings throughout
- Four generous double bedrooms; two en-suite
- Wainscoting wall panelling throughout downstairs, stairs & landing
- Luxurious carpet to stairs and landing area
- Private & securely located in Yew Abbey
- Fiber broadband connectivity
- Electric gates with 2 internal access handsets
- Omhe tethered EV charger (7.6kw)
- Prout alarm with window & movement sensors
- CAT 4 cabling & wiring



SERVICES

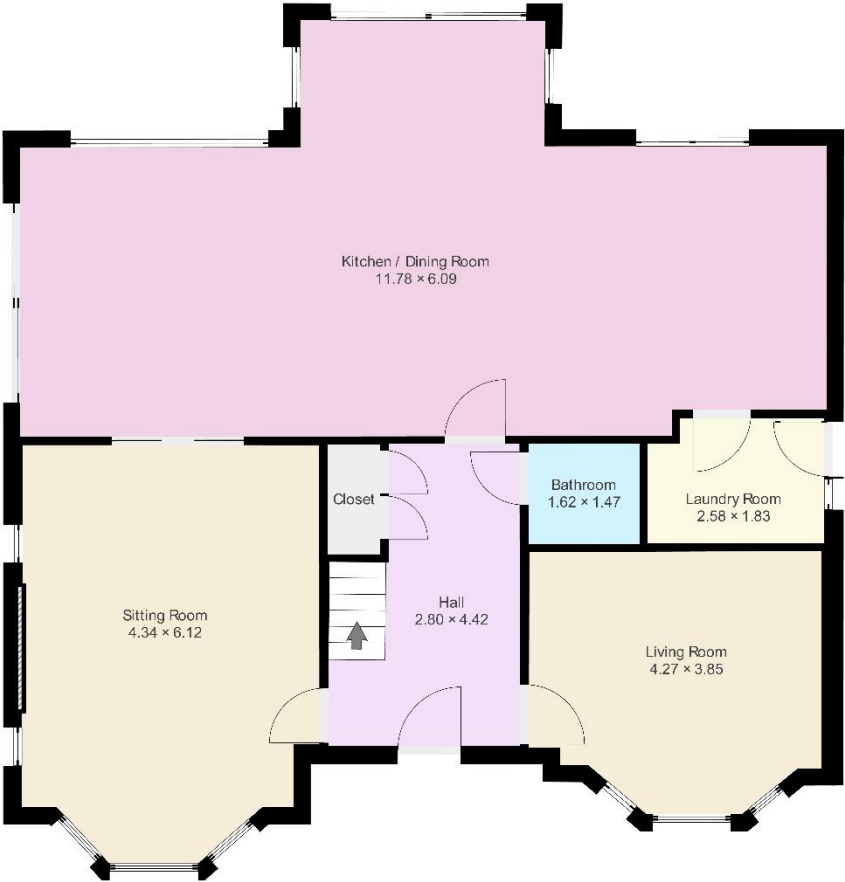
- Mains water and drainage
- High-speed fiber internet connectivity
- Danfoss Air-Water heat pump & underfloor heating
- Ring Security cameras (front & rear)



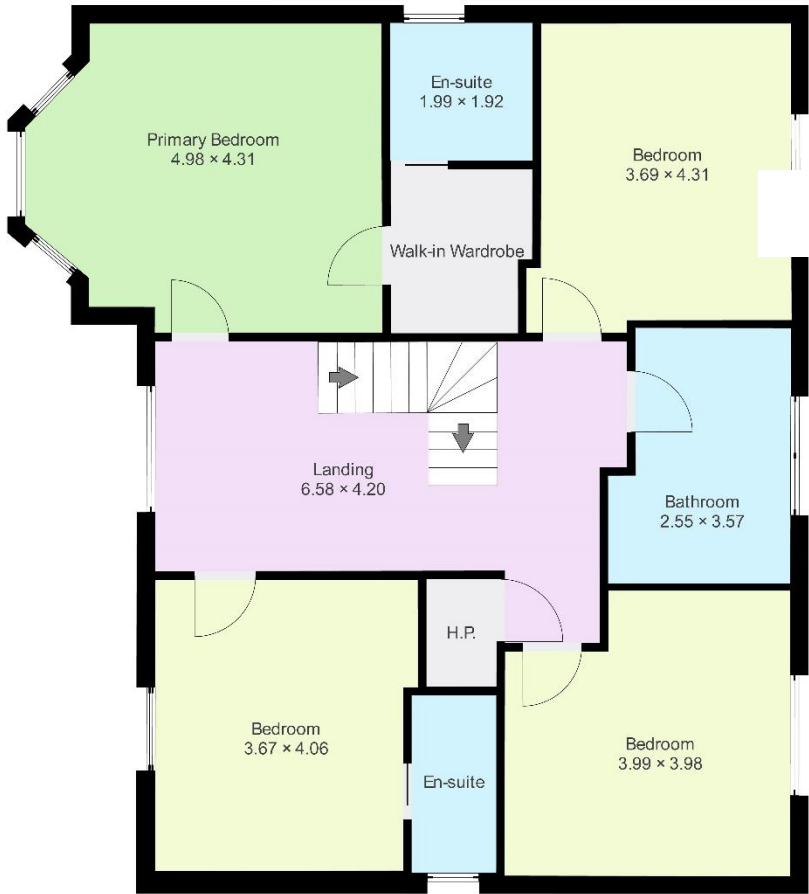


FLOOR PLANS

Ground Floor



First Floor





PRICE

Asking Price €775,000

VIEWING

By appointment

Contact the office at

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Drogheda

Co. Louth

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DIRECTIONS

From the M1 take the Drogheda Interchange at J10. Go straight through first roundabout and take first exit at second roundabout towards Monasterboice. Pass the Monasterboice Inn on right and follow the road to the left towards Tenure. Yew Abbey is on the right at entrance to village. No 4 is situated at the end of the cul de sac.

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

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



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