



## Woodcockstown, Drumree, Co. Meath

- Coonan Property is pleased to present this newly completed detached residence extending to 180 sq.m, set on an attractive 0.5-acre site just 10 minutes from the M3 and Dunshaughlin
- Accommodation briefly includes a bright entrance hallway, spacious living room, open-plan kitchen/lounge, utility room, three generously sized bedrooms, guest w.c. and family bathroom
- Offers excellent potential for additional living accommodation in the attic, ideal for future expansion
- The property is near completion, requiring only light decorative finishing touches to suit a purchaser's own style
- Nestled on approximately 0.5 acres, this home enjoys a south-west-facing aspect with superb views over picturesque open countryside
- A rural setting with excellent local amenities including Culmullen National School, The Hatchet pub and a Circle K service station just minutes away
- Conveniently located within easy reach of Dunboyne and Dunshaughlin, offering swift access to the M3, M50, Dublin Airport and the M3 Parkway rail station

**3 bedroom detached  
residence extending to  
approx. 180 sq.m  
(1,938 sq.ft)**

**Guide Price:**

**€575,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

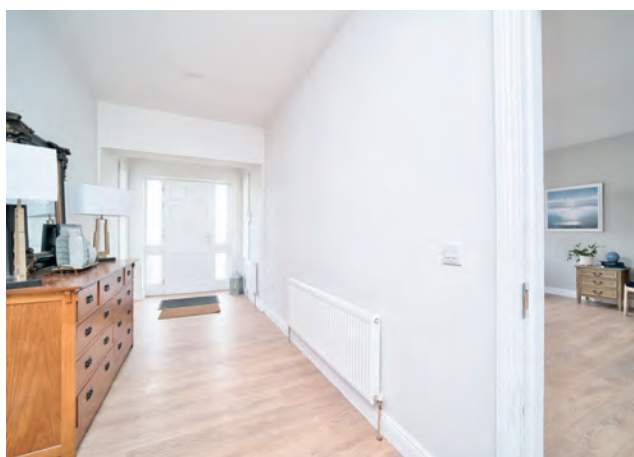
**6.1m x 2.8m, 6.6m  
x 1.7m**

Oak flooring, recessed lights, alarm panel and attic access.

Guest W.C.

**1.7m x 2m**

Oak flooring, fully plumbed, w.c. and w.h.b.



# Accommodation

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**Kitchen/Lounge 4.7m x 9m**  
Area

Laminate wood flooring, hanging chandelier, fitted wall and floor level kitchen cabinets, stainless steel sink, fully plumbed kitchen with an integrated hob, oven and extractor fan.

**Dining 4.3m x 7.5m**

Laminate wood floors, vaulted ceiling, light pedant and double French doors leading to rear garden.





# Accommodation

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## Utility Room 2.7m x 4.8m

Laminate wood flooring, gas boiler, hot press, guest w.c., ceiling spotlight, fully plumbed, thermostat and access to rear garden.

## Master Bedroom (front) 4.9m x 3.3m

Laminate wood flooring, light pendant and sheer curtains.



# Accommodation



Bedroom 2  
(front)

3.5m x 3.9m

Laminate wood flooring, light pendant and sheer curtains.

Bedroom 3  
(rear)

4.1m 3.9m

Laminate wood flooring, light pendant and, sheer curtains.



# Accommodation

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## Family Bathroom

**2.7m x 3.9m**

Tiled flooring, fitted lights, storage space, w.c., w.h.b, fully plumbed shower area, with shower cubicle and fitted shower screen.

## Garden

Gravel drive and walkway with surrounding lawn area, outdoor fitted lights and outdoor tap.





# Accommodation



## **Additional Information:**

Gross internal floor area approx. 180 sq.m  
Approx. 0.5acre site  
Ample parking  
Large attic space  
Recently fitted gas boiler  
Fully alarmed  
West facing garden  
Very private setting with unobstructed views of countryside

## **Services:**

Gas central heating (Flogas Tank)  
Well water  
Septic Tank

## **Items Included in sale:**

Light fittings, fitted kitchen appliances, w.c. and w.h.b.

## **Entrance Driveway:**

Gravel driveway with lawn and external lighting.



# Accommodation

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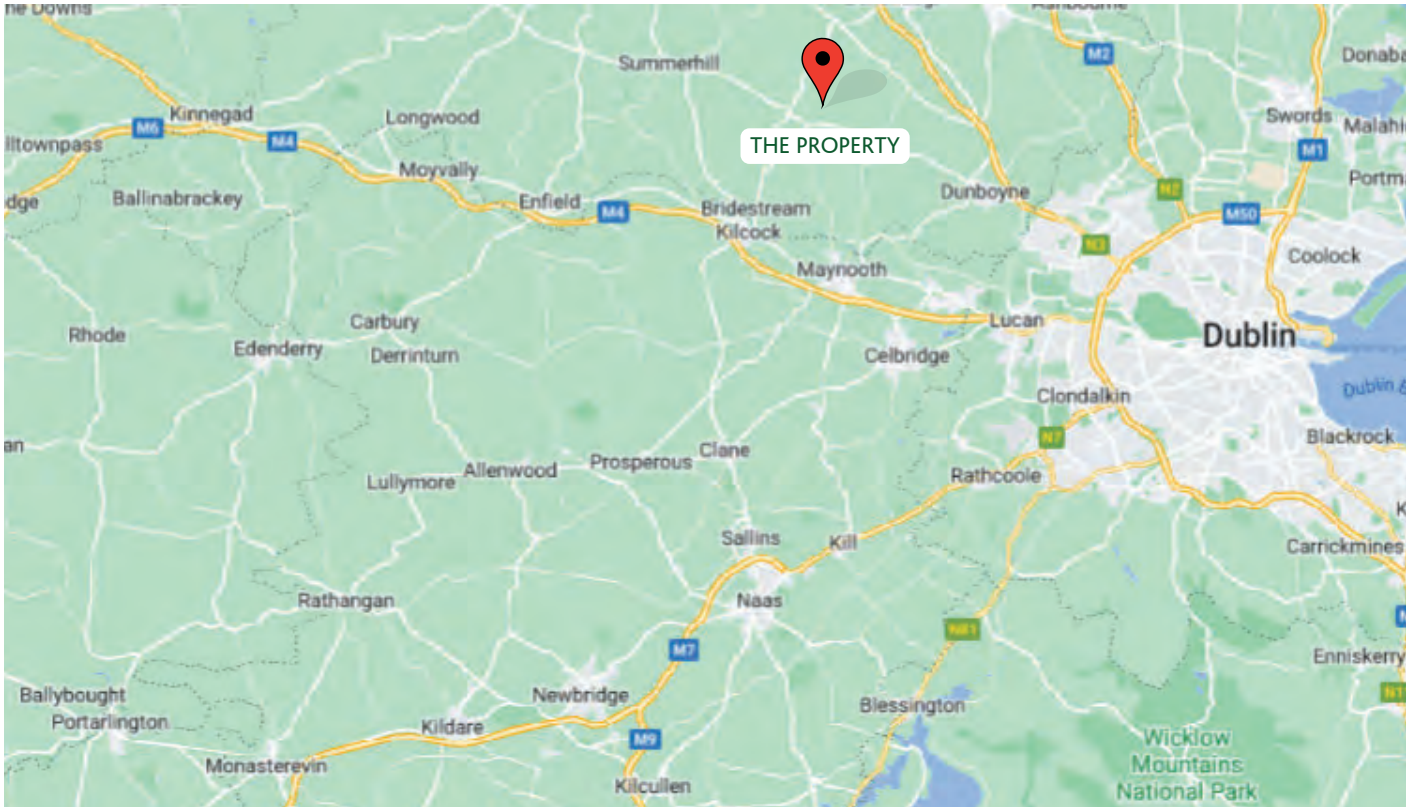
# Floor Plans

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# Directions

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## Directions

A85 VK22

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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