

Residential

Coonan
PROPERTY



Woodcockstown, Drumree, Loch Gabhair, Co. Meath

- New build, partially complete 3 bed home extending to approx. 158 sq.m (1,700 sq. ft)
- Spacious home with generously proportioned room sizes
- Briefly comprises main entrance hallway, living room, kitchen, tv room, utility room,
- 3 bedrooms and 2 bathrooms
- Built to a high standard with good levels of insulation, an efficient heating system and double glazed windows
- Almost finished with concrete floors, plastered walls & ceilings and most electrical/plumbing work is complete
- Large attic space suitable for conversion
- Set on a approx. 1/3 acre site and facing south across beautiful open countryside

**3 bedroom
-Detached
approx. 158 sq.m
(1,700 sq. ft)**

**Guide Price:
€375,000**

Private Treaty

Accommodation

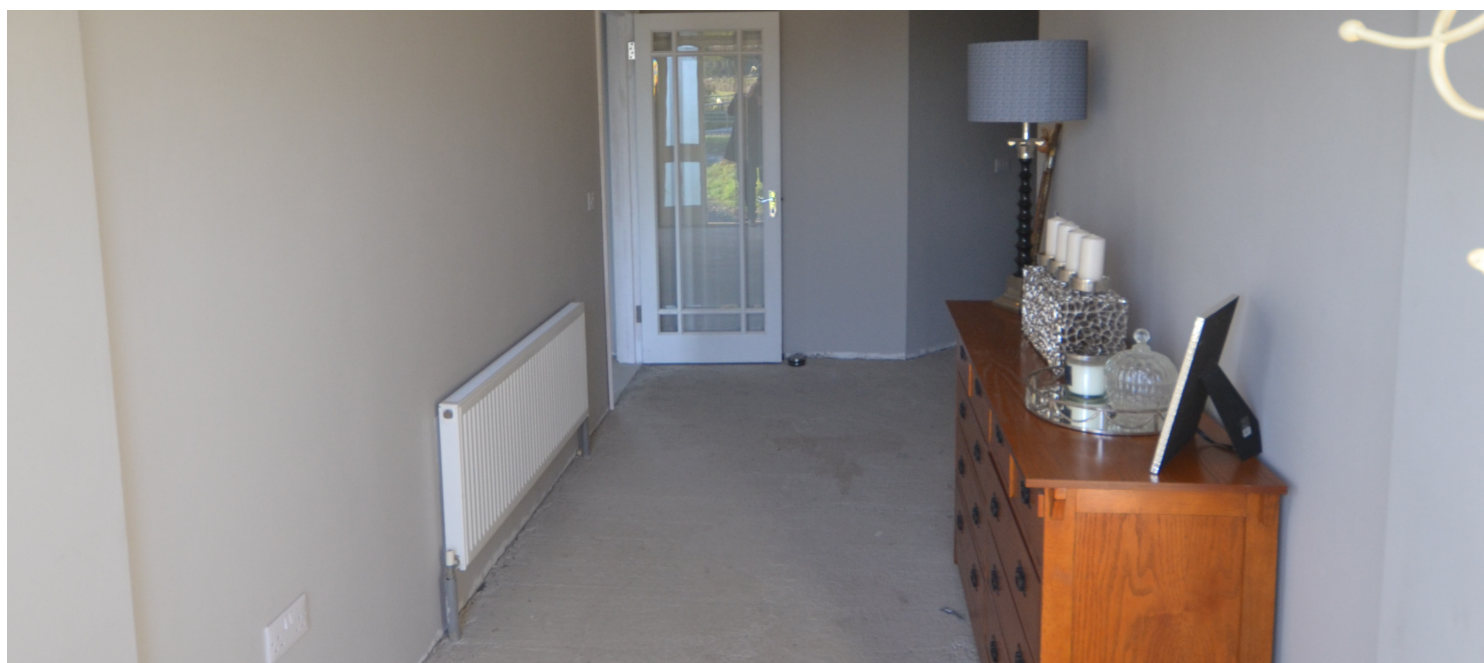
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Entrance Hallway 6.1m x 1.97m

Inner Hallway 6.9m x 1.84m

Living Room 4.92m x 3.42m

Lounge Room 3.92m x 7.69m Vaulted ceiling and double doors to garden area.



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Utility Room

1.57m x 2.7m

Door leading to rear garden.

Kitchen

4.9m x 4.72

Shaker style floor and wall units, integrated fridge freezer, oven and stainless steel sink.



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Master Bedroom 3.98m x 3.93m

Guest W.C 1.58m x 1.97m First fixed plumbing and hot-press.



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Bedroom 2	3.33m x 4.91m	
Bedroom 3	3.36m x 3.93m	
Bathroom	2.66m x 3.69m	Tiled flooring.





Additional Information:

West facing rear garden
Fully alarmed with smart alarm system
All first fix electrical and plumbing complete with much of the second fix partially complete
Most of the sanitary ware is on site and ready to be fitted
Easy access to attic
Attic is convertible

Services:

Oil fired central heating
Mains water

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