

For Sale

Asking Price: €690,000

Sherry
FitzGerald
Sherry



Four Winds, 4 The Glebe,
Rathregan, Batterstown,
Co Meath, A86 NN28

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Sherry FitzGerald Sherry are thrilled to present 'Four Winds' to the market. 'Four Winds' is a deceptively spacious and open plan home which has been cleverly designed to create a harmonious blend of style and comfort using modern technologies, such as underfloor heating. This superior, 'B' energy rated, detached home with generously proportioned accommodation throughout offers a superbly finished home ready for immediate occupancy.

The light filled and stylish entrance hallway sets the tone for this modernized home featuring porcelain tiled flooring throughout the ground floor and oak stairs flowing exceptionally from the living room adjoining the office onto an impressive bright and spacious open plan kitchen/ dining/ living room which also leads to a family room and utility room. Returning to the entrance hallway leads to a family bathroom and three bedrooms all with built in wardrobes (master bedroom with en-suite). Upstairs offers two generous sized en-suite bedrooms with custom built in wardrobes.

Sitting centered to the site encompassing approx. 0.40 acres, 'Four Winds' stands nicely recessed from the road and benefits from a spacious driveway complimented by a front garden. A detached garage offers plentiful outdoor storage and a generous sized rear garden with an utterly private outlook provides a wonderful outdoor space, making for a superb outdoor entertaining space.

Located just off the R125 providing the well serviced bus service and only 5 minutes from the M3 Motorway with the M3 Parkway Railway Station. 6km from Dunshaughlin, 5km from the M3 at Fairyhouse Junction and the toll. This attractive family home is ideally located to many social and sporting attractions, Royal Tara, Black Bush and Killeen Castle Golf Clubs, Fairyhouse Racecourse, Tattersalls Sales Arena and Blanchardstown Shopping Centre. Viewing comes highly recommended!



Special Features & Services

- 'B' energy rating
- 254 sq m/ 2734 sq.ft.
- Three bedrooms on ground floor
- Two bedrooms on first floor
- Built in wardrobes in all bedrooms
- Well proportioned accommodation throughout
- Bright and spacious home
- Ready for immediate occupancy
- Detached, pitch roofed garage
- Ideally located to end of cul de sac

Accommodation

Entrance Hall Bright and welcoming entrance hallway sets the tone with an impressive introduction to the property featuring large porcelain tiles stretching from the hallway to the kitchen/ dining room to the rear of the property.

Lounge Large living room to front of property with feature limestone fireplace with built-in stove leading to the office.

Games Room Adjoining from the living room, also features built-in units and leads onto the hallway.

Utility Room Off kitchen with countertop and storage.

Office Off the hallway

T.V Room Off the hallway

Kitchen Dining Room An impressive and bright open plan kitchen/ living room to rear of property which draws in an abundance of natural light through Velux windows and windows on each wall along with double doors leading to the rear garden. The island and countertops feature quartz countertop and an additional living room area make this room a special, spacious room which can be enjoyed by all members of the family.

Living Room A family room leads from the kitchen/ dining room to rear of property with built-in wall units.

Bedroom 1 Double bedroom with updated built-in wardrobe to front of property.

Bedroom 2 Double bedroom with built-in wardrobe to front of property.

Bedroom 3 Large double bedroom with built-in wardrobes and en-suite to rear of property.

En-Suite Fully tiled en-suite with w.c., window, w.h.b and shower.

Bedroom 4 Double bedroom on first floor with built-in wardrobe to rear of property.

Bathroom Tiled bathroom with w.c., w.h.b and shower.

Bedroom 5 Master bedroom to rear of property with walk-in wardrobe and en-suite.

En-Suite Tiled en-suite with w.c., w.h.b and shower.

Shower room



Garden

Four Winds stands centered to the 0.40 site benefiting from a generous sized driveway and private rear garden bordered by fencing, trees, and hedgerows. A block-built garage with pitched roof offers plentiful storage.



254 Sq Metres
Measurements and layout are approximate and
for illustration purposes only

NEGOTIATOR

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