

For Sale

Asking Price: €650,000

Sherry
FitzGerald
Sherry



Killentierna House,
Powderlough, Dunshaughlin,
Meath, A85 VX01

sherryfitz.ie



Sherry FitzGerald Sherry are excited to present Killentierna House to the market.

Killentierna House originally started life as a family run Bed & Breakfast serving the area offering first class accommodation for events from Fairyhouse Racecourse, Tattersalls Ireland Bloodstock sales to mention but a few all of which are minutes drive from the property. This generously sized property encompasses approx. 326 sq. m./ 3509 sq. ft. of well-proportioned rooms comprising a wide entrance hallway with a separate living and dining area to the left hand side, an open-plan kitchen area, which adjoins a living room/ sun room, utility room, shower room and doors leading to rear garden. Returning to the entrance hallway you also have a downstairs bedroom and an adjoining ensuite. Upstairs hosts an additional seven bedrooms, all with en-suites. Outside the main house there is an additional detached building offering three large bedrooms, with en-suites, two garages to the rear of the garden and a laundry services and storage room.

Outside offers plenty of outdoor living space with beautifully well-maintained gardens all bordered by fencing and mature trees, providing seclusion and privacy and lots of car parking. Powderlough is located in Dunshaughlin parish just off the Navan commuter road (R.147 with a bus stop) linking the Fairyhouse Road to the N3 and onto the M50, The property is situated just 7 minutes from Dunshaughlin Village, with all its amenities including schools, shops, pubs and restaurants. A local primary school is within a 4 minute walk from the house. The M3 Parkway train station is just a 10 minute drive.

Powderlough is also serviced by the bus stop situated within 4 minute walk from the house. Viewing is highly recommended!



Special Features & Services

- Highly sought-after location
- Abundance of living space throughout
- 326 sq m/ 3506 sq ft
- Three large apartments outside
- Two garages to rear of property (one used as laundry room)
- Ideal location just off old Dublin/ Navan Road , R.147

Accommodation

Entrance Hall Bright and spacious entrance porch with porch giving access to main hallway and door to kitchen/ dining/ living room.

Kitchen/Breakfast Room off entrance hallway with open-plan kitchen/ dining room to front of property, adjoining to living room/ sunroom with door to hallway and sliding door from the sunroom to the rear garden.

Utility Room Off back hallway with wet room and door to rear garden.

Bedroom 1 Downstairs bedroom with en-suite wet room and walk-in wardrobe.

Living Room Generous sized living room and dining area stretching from front to rear of property with wood burning fireplace.

Bedroom 2 Large double bedroom with en-suite to front of property.

Bedroom 3 Large double bedroom with en-suite to rear of property.

Bedroom 4 Double bedroom with en-suite to rear of property.

Bedroom 5 Single bedroom with en-suite currently used as office, to front of property.

Bedroom 6 Double bedroom with en-suite to front of property.

Bedroom 7 Double bedroom with en-suite to rear of property.

Detached Apartments with shared entrance hallway.

Bedroom 1 Large bedroom with space for two beds and an en-suite.

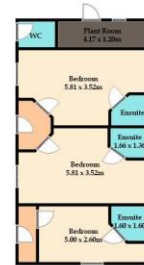
Bedroom 2 Large bedroom, mirror image of bedroom 1, with generous sized bedroom and en-suite.

Bedroom 3 Double bedroom with en-suite

Garden

Nicely maintained gardens, fenced from front to rear of property with generous sized tarmacked driveway to front of property, detached apartments, two garages (one used as laundry room) and a boiler house for two boilers excellent car parking to front and rear





Measurements and layout are approximate and for illustration purposes only



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DIRECTIONS
 From Dublin: From the M3 exit at junction 5 to
 Dunboyne/Ratoath continue along the Navan commuter road
 for approx. 2kms, after the County Club take the next right-
 hand turn, then second right and see Sherry FitzGerald Sherry
 'sign' on the left-hand side.

BER C1, BER No. 102011095

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 004319