

GRIMES



**12 SEACHNAILL PLACE
DUNSHAUGHLIN
CO. MEATH
A85 EY67**

FOR SALE BY PRIVATE TREATY
Asking Price: €385,000
Detached - 127 m² (1,367 ft²)



New to our property market is 12 Seachnail Place, Dunshaughlin, a superb 3/ 4 bedroom detached home which has been upgraded and modernised throughout. Situated in the enviable location of Dunshaughlin village, 12 Seachnail Place is within a short walking distance of local amenities. Close to schools, retail and leisure facilities, this family home is sure to attract interest and won't stay on the market long.

Turn key condition perfect for First Time Buyers or Buyers Trading Down. Accommodation briefly comprises; porch, entrance hallway, living room, kitchen/ dining area, sun room, study/4th bedroom, downstairs bathroom and integrated garage. On the first floor there are 3 bedrooms (master en-suite) and main family bathroom. Externally there is a large driveway to the front and private rear garden.

This family home is presented in walk-in condition offers bright, modern living-
Don't miss out, arrange a viewing today!

For more information or to arrange a viewing, please contact Lynn Lynagh on 01 835 0392 or lynn@reagrimes.ie

FEATURES

- BER C3
- Fully Alarmed with security lighting to front and rear
- Built 1995
- Attractive cobble locked front driveway with parking for 3 cars and decorative lighting
- Gas fire central heating
- Stanley stove in sitting room
- Garage with potential to convert subject to necessary planning permission
- Walk-in wardrobes in master bedroom
- Low maintenance sunny rear garden with large shed
- Walk-in silent running electric shower in en-suite
- Within walking distance of Dunshaughlin Village and all local amenities
- Easy access to Dublin close to the M3, 15mins drive to M50
- Extensively refurbished and modernised
- Viewing a must contact REA GRIMES today to view



LOCATION

This family home is very conveniently located being within minutes of Dunshaughlin Village. Local amenities include two primary school and a secondary school in addition to a wealth of sporting facilities such as GAA, rugby, golf and local park. Nearby attractions include Fairyhouse Racecourse and Rathbeggan Lakes. The M3 is only minutes drive away and Pace train station in Dunboyne is a short distance making this property very accessible to the city centre, Dublin Airport and surrounding areas.



ACCOMODATION

GROUND FLOOR:

- Entrance Hallway:** Enter through porch and hardwood front door into bright entrance hallway with tiled porcelain floors.
- Kitchen/ Dining Area:** Large open plan kitchen /dining room with built-in cream shaker kitchen units at floor and eye level providing plenty of storage space. Comes complete with walnut coloured counter top. Features include integrated dishwasher, range cooker and extractor fan. Tiled cream porcelain floors and above counter. Dining area comes complete with patio doors to the sun room and double doors into the living room.
- Living Room:** Spacious living room to the front of the property with many extra features including decorative coving, large bay window providing plenty of natural light, T.V. point, laminate walnut flooring and central light fitting. Comes complete with fireplace surround and Stanley stove.
- Sunroom:** Partially glazed sunroom with tiled floor and French doors to the rear garden.
- Study/ Playroom:** Currently laid out as a study, this useful room can facilitate a number of uses including playroom or 4th bedroom. Comes complete with laminate wood flooring, decorative coving and central light fitting.
- Downstairs Bathroom:** Fully tiled floor to ceiling complete with W.C. and w.h.b.. Featured heated chrome towel radiator and featured inset shelves.
- Integrated Garage:** Useful storage space, housing the gas boiler with an access from the house. Suitable for future conversion subject to necessary planning permission.

FIRST FLOOR:

- Landing:** Natural carpet on stairs leading to landing area.
- Master Bedroom:** Located to the front of the property a large double bedroom with laminate oak flooring, T.V point, coving and walk-in wardrobes. Comes complete with en-suite featuring walk-in shower with silent running electric shower, w.h.b., vanity mirror and tiled floor to ceiling.
- Bedroom 2:** Spacious double bedroom located to the back of the property complete with laminate oak flooring and built-in wardrobe.
- Bedroom 3:** Bedroom located to the rear of the property with laminate oak flooring and built-in wardrobes.
- Main Bathroom:** Complete with W.C., W.h.b with drawer storage and bath with shower head. Tiled floor and walls complete with vanity mirror. A velux window provides natural light.





PRICE

Asking Price €385,000

VIEWING

Strictly by prior appointment with
REA GRIMES Sole Selling Agents

REA GRIMES Contact:

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REA GRIMES Main Street, Ashbourne, Co. Meath

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DIRECTIONS

Co-ordinates - 53.515065 / -6.540775

BER Information

BER: C3

BER No: 100117365

Energy Performance Indicator: 201.88 kWh/m²/yr

Mortgage Advisors

Mortgage Advice Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.

PSRA Licence No: 001417

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