

For Sale

Asking Price: €475,000

Sherry
FitzGerald
Sherry



42 Crannog, Dunshaughlin,
Co Meath, A85 A398

sherryfitz.ie



Sherry FitzGerald Sherry are delighted to present 42 Crannog to the market. A very exciting opportunity has presented itself to acquire this attractive, red-brick, four-bedroom home. This impressive home is approached by a spacious cobble lock driveway accommodating two vehicles and complimented by a beautifully landscaped and private, south/ west facing rear garden in this exclusive development of just 49 family homes, all over-looking the green, in Dunshaughlin Village.

Houses in Crannóg are highly desirable and well-constructed with the development being very well maintained. Designed superbly offering well-proportioned accommodation comprises a bright and welcoming entrance hallway, spacious living room which flows exceptionally to the extended, open-plan kitchen/ dining room and a guest w.c.. Upstairs hosts four generous sized bedrooms (master bedroom with en-suite) and a family bathroom completes the look for this stylishly finished home.

The sunny south/west facing rear garden with extensive patio area is a wonderful outdoor space, offering a lush and tranquil retreat which is well manicured with a variety of shrubbery, providing a secluded and private rear garden, perfect for all members of the family to enjoy or dining al fresco. Situated just minutes' walk from the Main Street of Dunshaughlin where schools, supermarkets, restaurants etc. are to be found. There is an excellent choice of crèches, national schools, and a secondary school of great renown, all within walking distance. Commuting is very comfortable from Dunshaughlin as the M3 Parkway rail station at Pace is a 7 minute drive, as is access to the M3 which in turn, gives access to M50, Dublin and Airport. An enviable public bus service completes the picture for transport! Viewing comes highly recommended!



Special Features & Services

- GFCH
- Tastefully finished home
- South/ west facing orientation
- Cobblelock driveway
- Maintenance free rear garden
- Beautifully landscaped garden with patio
- Upgraded internal doors throughout
- Updated composite front door
- Generous sized rooms throughout
- Upgraded sanitaryware in all bathrooms

Accommodation

Entrance Hall Impressive entrance hallway with composite door, large porcelain tiled flooring which extends to the extended open plan kitchen/ dining room, radiator covers, stairs and wall panelling sets the tone for this sophisticated home.

Living Room A tastefully finished large living room to front of property with a feature wall panelling, feature gas fireplace, Hardwood flooring and glass double doors leading to the open plan kitchen/ dining room..

Kitchen Dining Room Adjoining from the living room this spacious open plan kitchen/ dining room offers plentiful space for all family members with a feature island and family room area which leads to the patio area through glass double doors.

Guest w.c. Off hallway with tiled flooring and updated sanitaryware to include w.c. and w.h.b

Bedroom 1 Double bedroom with built-in wardrobes to rear of property.

Bedroom 2 Master bedroom with built-in wardrobes and en-suite to rear of property.

En-Suite Beautifully finished en-suite with updated sanitary ware to include w.c., w.h.b, heated towel rail and shower.

Bedroom 3 Double bedroom with built-in wardrobes to front of property.

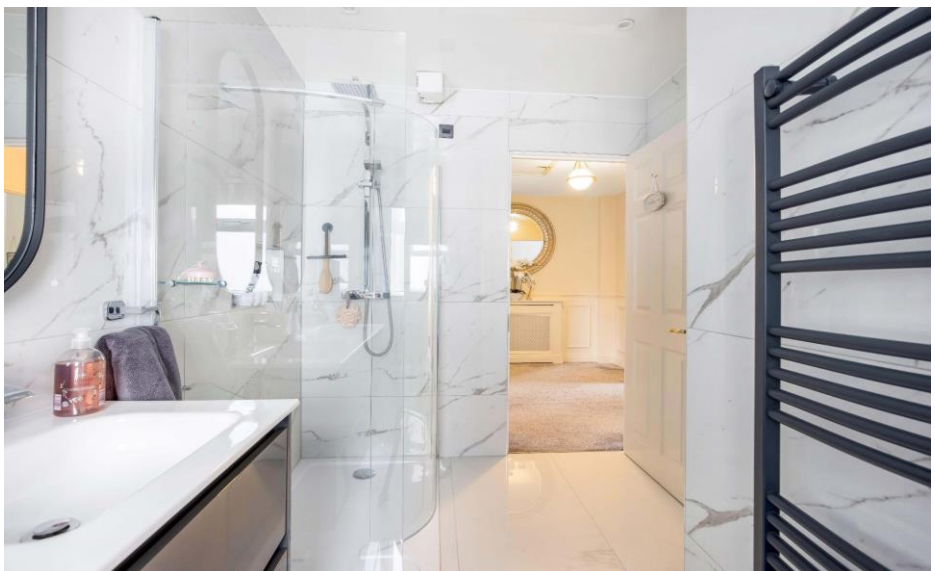
Bathroom Freshly tiled family bathroom with w.c, double w.h.b, heated towel rail and large shower.

Bedroom 4 Double bedroom with built-in wardrobe to front of property.

Garden

Spacious driveway to front of property offering parking for two vehicles.

Sunny south/west facing rear garden is well-presented with a patio area complimented with shrubbery, lawn, shed for outdoor storage and side access.





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



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