



Lorgal, Golf Links Road, Bettystown,  
Co. Meath, A92 T9P9

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BER **D1**

BER No: 114420615

Energy Performance Indicator: 237.77 kWh/m<sup>2</sup> /yr

DOUGLAS NEWMAN GOOD

**DNG**

**TORMEYLEE**



# Lorgal, Golf Links Road, Bettystown, Co. Meath, A92 T9P9

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'Lorgal' was one of the first properties to be built on The Golf Links Road, overlooking the 18th Green of Laytown Bettystown Golf course and only a stone's throw to the sea. Bettystown has seen many changes over the years but the only the lucky few managed to build detached houses in this idyllic coastal setting. Over the years Bettystown has expanded to include some lovely seafood restaurants, quaint pubs, an amusement centre, supermarkets, medical centres and an array of sporting activities. The Bettystown Sea Swimmers are out in force Winter and Summer and can be seen in calm and stormy weather braving the high seas!

Set over two floors, this substantial family home was built in c. 1955 and enjoys a large site of c. 2400 sqm. To the front is a large lawned garden with driveway with potential vehicular access to the rear. At the back of the property is a spacious Southwest facing garden with two concrete built sheds / outhouses.

Upon entering the property you are welcomed into a bright and spacious hallway. To the right double doors lead into the main sitting room with large corner windows to enhance the view and to the left is the dining room, which also overlooks the front. To the rear of the hallway is the kitchen come dining room with patio doors to the rear garden. The long hall leads to the main bathroom, to three double bedrooms. Stairs lead up the dormer level and open into a spacious open plan lounge area with doors off to two bedrooms and a joint access bathroom. All of the upstairs rooms boast Velux windows offering substantial sun and light. There is an oil fired Stanley in the kitchen and a beautiful marble fireplace with gas insert in the main living room. The walled rear garden offers peace and privacy. This is a large family home in a super location for both adults and children. These properties rarely come to the market. Don't miss this opportunity to live close to so many wonderful amenities and still be within commuting distance of Dublin city.

The Golf Links Road is located a short walk from the seaside village of Bettystown and is also close to Laytown Train Station which offers a commuter service to the Capital. Drogheda is the main town and is only 10 kms with the M1 Motorway 12kms and Dublin City and Airport easily accessible.

## Accommodation

### DOWNSTAIRS:

- Entrance Hall - 2.4 x 5.0
- Sitting Room - 3.8 x 5.8
- Formal Dining Room - 2.8 x 2.8
- Kitchen / Dining Room - 5.8 x 4.2
- Bathroom - 2.2 x 2.2
- Bedroom - 4.6 x 4.2
- Bedroom - 3.9 x 2.8
- Bedroom - 3.8 x 3.4
- Stairway to dormer level

### UPSTAIRS:

- Lounge Area - 6.5 x 5.2
- Master Bedroom - 3.5 x 5.0
- Ensuite bathroom - 2.4 x 2.2
- Double Bedroom - 5.2 x 3.0
- Access to Attic

## Features

- 5 bedrooms
- 2 bathrooms
- Alarm system
- Large site of c. 2400 m2
- Double glazing
- Oil heating
- Off street parking
- Mains water & sewerage
- Stanley Range Cooker
- 2 concrete sheds / outhouses
- Southwest facing rear garden
- Uninterrupted views of golf links and coastline to front









## DNG TormeyLee

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