



Beautiful 3 Bed Semi-Detached Home - 116m² / 1,249 ft²
AMV €335,000

FOR SALE BY PRIVATE TREATY

2 Castlemartin Drive End
Bettystown
Co. Meath
A92 H3F2

PSRA No. 001417



DESCRIPTION

Grimes are delighted to bring No. 2 Castlemartin Drive End in Bettystown to the market. This lovely 3 bed semi-detached home is nestled discretely at the end of a cul de sac in the popular Castlemartin development on the edge of Bettystown village and boasts a west facing rear garden. Built in c.2006, no. 2 has been lovingly maintained over the years and presents in excellent condition both internally and externally.

Upon entering you are greeted by a bright and welcoming entrance hallway with access to a large living room featuring an extra-large window, feature fireplace and double doors that open into a bright spacious kitchen & dining area. The kitchen is located to the rear of the home overlooking the back garden. Off the kitchen, there is a utility room with storage units and plumbing for a washing machine. A guest wc completes the downstairs accommodation.

Upstairs there are 3 generous bedrooms and a family bathroom. The master bedroom includes built in wardrobes and an en-suite. Outside, there is a lovely private west-facing rear garden which is not overlooked. A side entrance leads to front driveway which provides off street parking for 2 cars and an easy maintenance landscaped lawn.

Castlemartin is a lovely residential development located in the stunning seaside village of Bettystown. It is within easy walking distance of Bettystown beach and the town centre. There are a variety of leisure and sporting and leisure facilities in the immediate area, to include Bettystown Golf Club, Donacorney Celtic FC & St Colmcille GAA club. There are a range of shopping facilities within easy walking distance that include Tesco, Aldi and Lidl and a great choice of schools. The neighbouring village of Laytown is located on the main Dublin – Belfast train line. Bettystown is within easy reach of Drogheda, the M1 and Dublin Airport.

Entrance Hallway 2.57m x 5.17m	Wood laminate flooring, bright entrance hallway with window and access to guest Wc
Guest WC 1.41m x 1.43m	Wc, whb, tiled flooring, fan for ventilation
Living room 3.35m x 6.04m	Large sitting room situated to the front of the property, Carpet flooring, bespoke shelving unit, open fireplace
Kitchen / Dining Room 8m x 6.91m	Large bright kitchen dining located to the back of the home with french doors leading to the rear garden. Tiled flooring and splashback
Utility Room 1.41m x 1.42m	Shelving units, tiled flooring and is plumbed for washing machine
Family bathroom 2.33m x 1.72m	Bath, wc, whb, in bath shower, spanish tiled flooring and fan for ventilation
Master Bedroom: 2.97m x 4.04m	Located to the rear of the property, this large double bedroom has built in wardrobes & carpet flooring
En-Suite: 2.33m x 1.31m	The ensuite is fitted with wc, whb and shower. Tiled flooring and splashback
Bedroom 2: 3.09m x 4.41m	Located to front of the property, double bedroom with fitted wardrobes and carpet flooring.
Bedroom 3: 2.49m x 2.73m	Single bedroom with carpet flooring and built in wardrobe to the front of property.

FEATURES

- Early viewing strongly advised
 - Excellent condition throughout
 - GFCH
 - Off street parking for two cars
 - West facing rear garden
 - Positioned at end of a cul de sac
 - Minutes' walk to Bettystown beach & Village
 - Walking distance of excellent shopping facilities
 - Easy access to Drogheda, the M1 and Dublin Airport
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PRICE

AMV €335,000

VIEWING

By Appointment
Louise Shannon

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to
Friday
and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at REA Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we're delighted to be able to offer 3% cash back on Mortgages for FTB, Trade up or if you are switching a mortgage loan to us between 1 January 2023 and 31 of December 2023.

2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown.

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date.



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