

# For Sale

Asking Price: €700,000



Glebe, Ballymadun,  
Ashbourne, Co Dublin,  
A84 K722

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald Sherry along with Dillon Auctioneers are delighted to present 'The Glebe' to the market.

'The Glebe' is a spacious, four-bedroom, detached home standing on approx. 0.93 acres of mature gardens located on a quiet country road linking Ballymadun with the Ashbourne road (N.2.) just north of Ashbourne village.

Nicely tucked away from the roadside, 'The Glebe' is approached through a cut stone entrance positioned beautifully upon a very spacious site with wonderful views over the surrounding countryside

Located just 3 kms from Ashbourne town, having easy access to Dublin International Airport – 20 kms, Dublin City Centre and the N2., Ashbourne offers an excellent choice of schools, both Primary and Secondary, crèches, shops, church, restaurants, bars, banks, sports clubs & ample recreation areas and excellent public transport.

Viewing comes highly recommended!





## Special Features & Services

- Excellent location
- 3-minute drive to Ashbourne Town
- 15-minute drive to M50
- Easy access to Dublin & Airport
- 2 Reception rooms
- 3 bathrooms
- New Biocycle
- New shower pump
- Well maintained gardens
- Patio area to rear.
- E.S.B. (Smart meter)
- Oil central heating
- Private well
- Biocycle (New)
- Security Alarm & Lights

## Accommodation

### Entrance Lobby

**Entrance Hall** Tiled floor, stairs (wooden pine).

**Reception Room** Fireplace (wood surround, cast iron inset)  
Tongue & grooved solid oak floor, coving, sunken lights. 2 x bay windows.

**Family Room** Tongue & grooved floor, wood burning stove, sunken lights.

**Kitchen / breakfast room** Wall & floor units, tiled floor, aga cooker, French doors to garden/patio. Sunken lights, (large bright room)

**Utility Room** Wall & floor units, tiled floor

**Wet room** Fully tiled

**Landing** Tongue & grooved pine floor

**Master Bedroom** Spacious bright room with ensuite. Walk-in wardrobe, & en-suite

**En Suite** Shower, w.c, whb, tiled walls & floor

**Bedroom 2** Fitted wardrobes, tongue & grooved floor.

**Bedroom 3** Fitted wardrobes.

**Bedroom 4** Fitted wardrobes

**Bathroom** Bath, shower, w.c, whb, tiled walls & floor, hot press

**Stair's attic** Fully floored & lined for ample storage.

## Garden

Lawn to front, side and rear. Patio area to rear.





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



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