

**FOR SALE BY PRIVATE TREATY**

**Gross Internal Area:** c. 90 m<sup>2</sup>

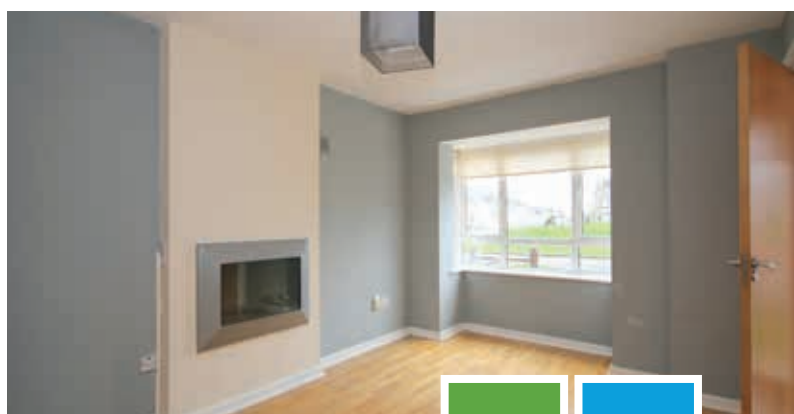
**BER Rating:** C1 **BER Number:** 111684684 **EPI:** 160.24 kWh/m<sup>2</sup>/yr



**PAUL  
TOBIN**



**61 Fox Lodge Manor, Ratoath,  
Co. Meath, A85XA66**



## 61 Fox Lodge Manor, Ratoath, Co. Meath, A85XA66

### A three bedroom semi-detached house for sale on the edge of the sought after village of Ratoath.

This well presented house comes to the market in the well-kept Fox Lodge Manor estate, which is located on the edge of Ratoath Village off the R125 road within walking distance of an array of shops, restaurants and schools, to include Supervalu & a Tesco Express. The property is not directly overlooked; to the front is an open green area and to the rear behind the garden are fields.

The accommodation comprises of a spacious sitting room with bay window, solid wood flooring and contemporary wall insert electric fire. Double doors lead from the sitting room into the kitchen / dining room, which boasts cream high gloss fitted units, tiled floor, subway style tiled backsplashes and double sliding doors leading out to the rear garden. There is also direct access to the kitchen off the hallway and a downstairs WC / understairs storage. Upstairs are the three bedrooms, which are all carpeted (master ensuite) and the main bathroom, which is fully tiled and benefits from a contemporary suite, shower & window. There is also access to the attic area; a feature that neighbouring properties have taken advantage of by converting.

To the rear of the property is a well presented fenced

garden, which boasts a lovely raised deck area at the back to maximise the evening sun and a garden shed. To the front of the property is a cobblelock driveway large enough for two cars. There is also side gate access (2 meters wide) and additional designated off street parking for visitors.

The property's close proximity to the village of Ratoath and its easy accessibility to local road networks and the M3 & M2 motorways makes this an extremely desirable location for families and professionals.



The property is located close to a number of well-known landmarks to include Fairyhouse Racecourse and the famous Tattersalls Bloodstock complex. Although this is a rural location, the property has easy accessibility to main road networks via both the M3 & M2 motorways, which have dramatically reduced travelling times to Dublin City Centre, Dublin Airport, Blanchardstown and the surrounding areas. Bus stops for Bus Eireann Routes into Dublin are a short walk from the property. Ashbourne Connect bus services also run from Ratoath.

To arrange a viewing contact Paul Tobin Estate Agents on 01 902 0092.

## FEATURES

- Not overlooked to front or rear
- Cobblelock driveway for 2 cars
- Side gate access (2 meters wide)
- Well-kept estate with green areas
- Double glazed windows throughout
- Gas fired central heating
- Attic (neighbouring property has converted)
- 2 bathrooms + downstairs WC
- Fitted wardrobes
- Well presented rear garden with decked area
- Garden shed
- Sought after address
- Close to local amenities
- Close to bus stops
- Easy access to main road networks / M2 / M3
- Local schools walking distance

## ACCOMMODATION

**Hallway** (5.28 x 0.98 wide / 1.86 wide at front door / 1.2 wide at rear into kitchen)

**Sitting room** (4.43 x 3.4 plus bay window of 1.84 x 0.56)

**Kitchen / Dining** (3.61 x 5.35)

**Downstairs WC**

**Landing** (3.1 x 1.01)

**Master bedroom** (3.30 x 3.31)

**Ensuite** (2.41 x 0.81)

**Bedroom 2** (2.6 x 3.83)

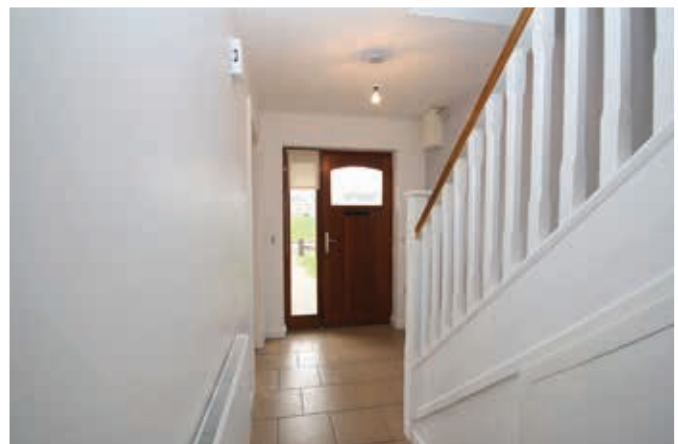
**Bedroom 3** (2.67 x 2.58)

**Bathroom** (1.93 x 2.15)

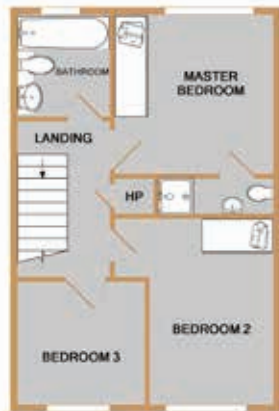
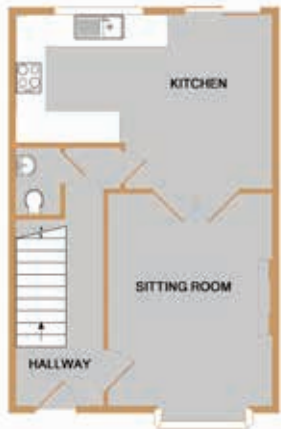
**Rear garden** (12.14 x 7.8)

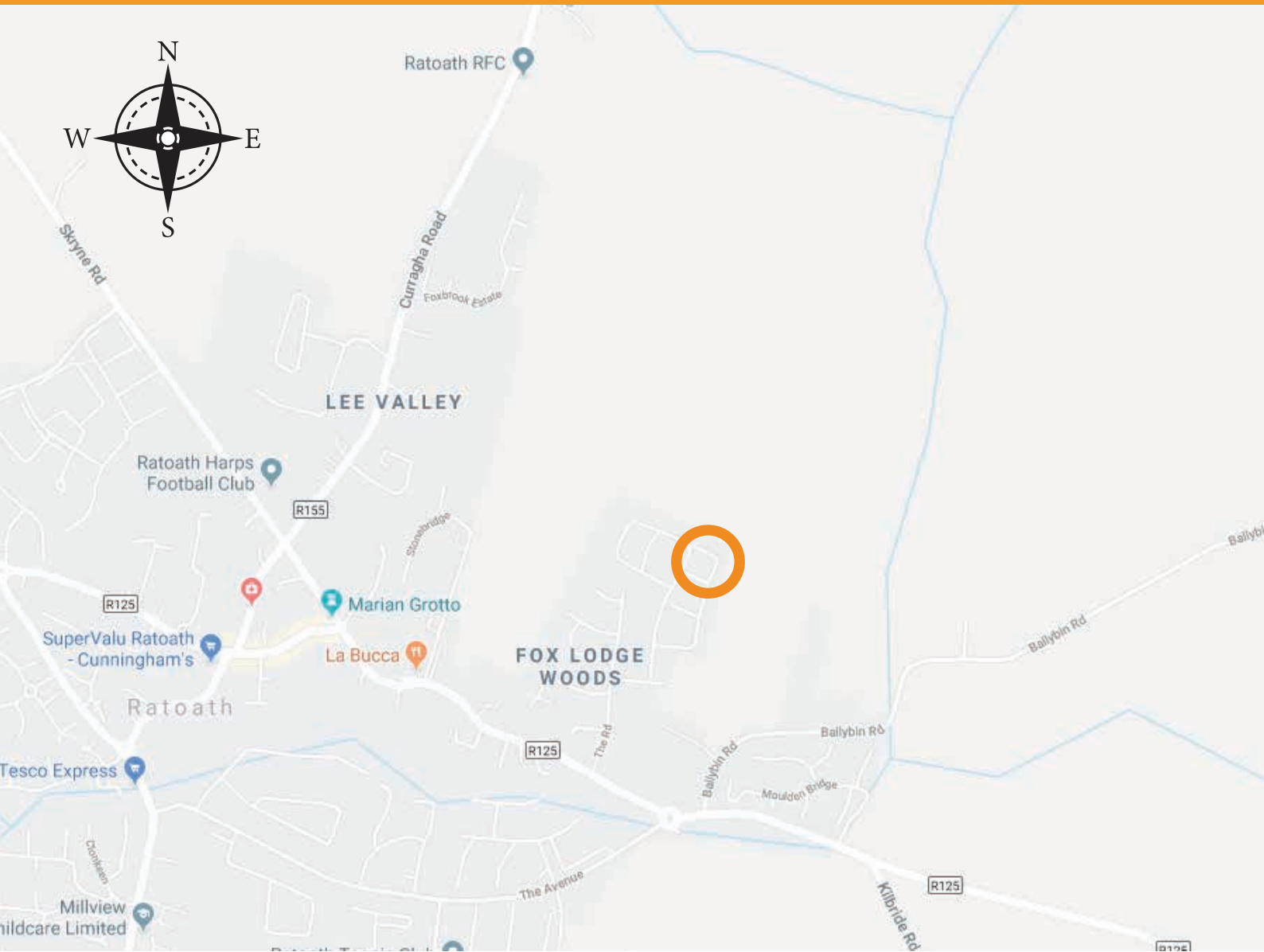
**Garden shed** (1.8 x 1.8)

**Side access** (2 meters wide x 6.94 length)









# PAUL TOBIN

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