

REA

O'BRIEN COLLINS



Delightful three bedroom renovated and extended cottage,
106 sqm approx. on 3/4 acre of gardens.

FOR SALE BY PRIVATE TREATY

Glenard
Stirue
Dunleer
Co Louth A92 TV04

Asking Price €335,000



DESCRIPTION

'Glenard' is a wonderful example of how to bring out the character and best aspects of a property with a sensitive approach to renovation and extending an existing simple single storey country dwelling. The result in this case is a warm inviting and comfortable three bedroom home with lots of interesting nooks and crannies suitable for home office, playroom or just extra storage. The external appearance of 'Glenard' is deceptive but once inside the bright airy accommodation is both surprising and pleasing. The cottage style kitchen is located to the front with its cream painted units, quarry tiled floor and large range cooker. The first of the bedrooms is to the right off the entrance hall. It has a corner window and original cast iron Victorian fireplace. The second of the bedrooms is to the rear again with feature antique fireplace. Across from this is the lovely old-world bathroom, with freestanding roll top bath, high wall cistern and panelled walls and bath surround. At the back of the house and spanning the whole of the rear is the modern two storey extension with distinctive mansard roof which incorporates a large bright and airy sitting room featuring French doors opening on to covered west facing veranda. Upstairs is the master bedroom with ensuite shower room, a separate wc/whb. along with two further rooms located in the attic area of the original house. Both have windows and are used as home.office and a spare room.

LOCATION

Situated just off the R132 (Old N1) approx. 3km south of Dunleer village on an elevated site with wonderful rustic views, Glenard is approached through electric ranch style gates and has a tarmac driveway surrounding the house. This facilitates ample parking area and the convenience of being able to enter and exit with ease. The extensive gardens are laid out in lawns and shrubbery with several patio areas dotted around the grounds to catch the sun from all angles. There is a public bus service both north and southwards at the nearby Valley Inn and access to the M1 at Dunleer is within a five minute drive.



FEATURES

- Decorated with style and flair
- Large modern extension to rear with underfloor heating
- Solar panels
- Mature gardens extending to ¾ acre
- Tarmac driveway and electronic gates

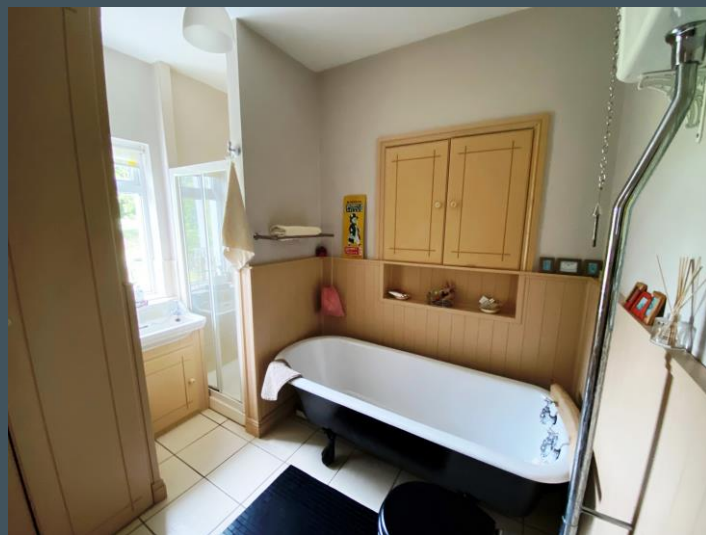
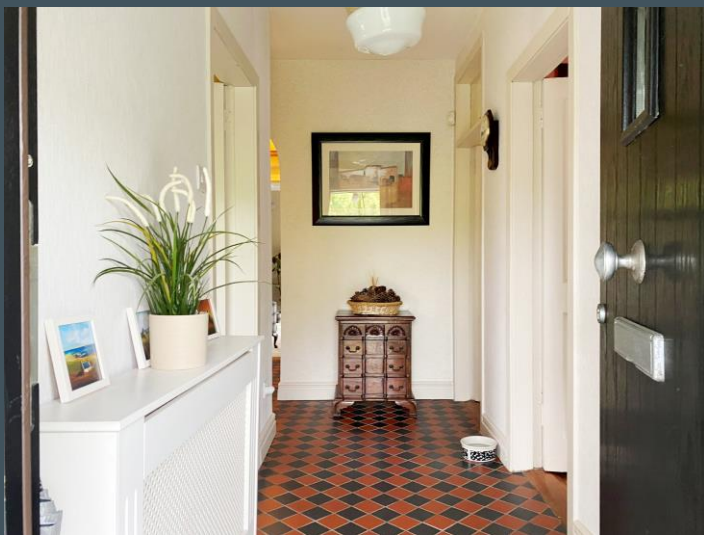
Services:

- Oil fired central heating
- Biocycle waste treatment unit
- Group water scheme
- Excellent connectivity

ACCOMMODATION

- Entrance hall. Chequered tile floor
- Kitchen: 3.76m x 3.46m. Quarry tiled floor. Wood panelling. Cream painted units.
- Bedroom 1: 4.13m x 2.39. To front. Timber floor, antique style fireplace.
- Bedroom 2: 4.13m x 3.05m. Timber floor, antique style fireplace.
- Bathroom 2.61m x 2.35m. Freestanding bath, separate shower, wood panelled walls and tiled floor. Hotpress.
- Living room: 5.5m x 5.3m. Underfloor heating. Solid fuel stove. French doors to covered veranda. Stairs to first floor.
- Upstairs
- Master bedroom: 5.2m x 3.75. Hardwood floor. Wardrobes. En-suite shower room.
- Landing area with Velux window.
- Upstairs wc/whb.
- Home/office 2.6m x 2.4m. Varnished timber floors. Latted timber ceiling.
- Spare room: 4.34m X 3m. L shaped. Varnished. timber floors. Latted timber ceiling. Generous eves storage.





PRICE

Asking Price €335,000

VIEWING

By appointment

Contact the office at
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DIRECTIONS

Travel towards Dunleer along the R132. Pass the Valley Inn and take the 2nd left turn (approx. 200m). Glenard is approx. 200m down this road on right hand side.

For more photos of this property please go to our website WWW.REAOBRIENCOLLINS.IE

You can also view this property at
WWW.MYHOME.IE
WWW.DAFT.IE

Walk-through video: <https://youtu.be/202YijuhtaA>



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