



### Directions

From Ballivor Village, take the Kinnegad Road for approx. 0.7km passing the speed limit signs as you leave the village after which the property is the second residence on the right hand side. See our for sale sign.

### Outside

The residence is approached from the public road by two driveways. The gardens which are principally laid in lawn are complimented by a range of mature tree and shrubs in addition to being further decorated by flowers. Importantly, there is a large shed/garage measuring approx. 20.5 metres by 4.2 metres (c. 86 sq. metres/925 sq. feet) with three windows and two sets of double doors and with power laid on too. It is ideal for conversion or part conversion for a range of alternative purposes, subject to obtaining the necessary planning permission.

### Viewing

An early inspection of this property comes highly recommended by the selling agent. In addition to business hours, viewings can usually be accommodated by us in the evenings and at weekends. To arrange a viewing of this property, call or text our negotiator handling this sale, Chris Smith on 087-2109470 or send us an email at [navanoffice2@gunne.ie](mailto:navanoffice2@gunne.ie). Viewing is by appointment.



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### PRIVATE TREATY



Kinnegad Road, Ballivor, Co Meath



## Description

Standing on a 0.5 acre site with mature gardens, on the fringe of the picturesque village of Ballivor, this well established property essentially comprises a large six bedroom residence with three reception rooms and an integral garage. In addition, there is a useful large detached block built shed/garage (c. 925 sq.ft.) ideal for conversion for many possible uses, subject to PP. Discreetly tucked away behind a range of mature trees and shrubbery, this property enjoys the benefit of two entrances to the front. This property was built with a growing family in mind and to be fully appreciated viewing is essential.

Ballivor with all its amenities, shops, school, church etc is only minutes walk away. This desirable location is within easy commuting distance of Dublin and other principal towns such as Trim, Navan and Maynooth. The village provides for a country style atmosphere, which are these days often quite hard to find. While recently there have been a number of residential and retail developments constructed both on the Main Street and on the outskirts of the village, they have been completed in a tasteful manner and have added to the attractiveness and vibrancy of the village. There is a well established primary school in the village; a crèche facility has been opened recently whilst a bus service is provided for post primary schools at the nearby towns of Athboy and Trim. Leisure pursuits are in abundance in the area, there being numerous clubs and sporting associations locally which cater for football, hurling, badminton, tennis, fishing, hunting and shooting but to mention a few. There are also a number of golf courses in the vicinity while both the River Deel and the Royal Canal, being only a couple of minutes drive, provide for various activities for water enthusiasts.



## Features

- Large detached family home with mature gardens
- Double entrance at front of property
- Large storage shed/workshop, easily converted
- Oil fired central heating and Stanley oil fired cooker in kitchen
- Tarmac driveway
- Security alarm
- Mains water supply and septic tank on site

## Floor Area

Approx. 168.6 sq. metres / c. 1,815 sq. feet plus Integral Garage and Boiler Room (Total c. 2,100 sq.ft.)

## Price

Asking Price €225,000

## Accommodation

### Ground Floor

Entrance Hall 3.23m x 2.97m With cloak press, coving and mahogany treaded staircase.

Sitting Room 7.61m x 4.28m Spacious room spanning front to back with feature brick fireplace, attractive coving and centre rose, tv point and double French doors opening out to private rear garden.

Study/Office 3.59m x 3.23m Telephone point and coving.

Dining Room 5.32m x 3.31m Coving and tv point.

Kitchen 4.94m x 3.31m Built in floor and wall mounted units, plumbed for washing machine and dishwasher, ceramic tiled floor and tiled splash back, Stanley oil fired cooker.

Rear Hall 2.20m x 1.26m Ceramic tiled floor, door to rear and door to integral garage.

Shower Room Wc, cubicle shower unit with Triton T90si electric shower, fully tiled floor and walls.

Bedroom 1 3.58m x 3.23m Double room with built in wardrobes.

Integral Garage 5.42m x 4.05m With an up and over door. Suitable for conversion to further accommodation.

### First Floor

Landing Spacious landing with walk in hotpress.

Bedroom 2 3.57m x 3.26m Built in wardrobes.

Bedroom 3 3.57m x 3.26m Built in wardrobes.

Bedroom 4 3.20m x 3.13m Built in wardrobes.

Bedroom 5 3.05m x 2.10m

Bedroom 6 2.97m x 2.10m Built in wardrobes.

Bathroom 2.27m x 2.09m Wc, whb, bath and vanity unit, tiled walls.

Shower room Wc, tiled shower cubicle.

