

**Coonan**  
PROPERTY



## TREVET HOUSE

Redbog Road, Dunshaughlin, Co. Meath

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# TREVET HOUSE

- A magnificent "B" rated five-bedroom detached Tudor-style residence extending to approximately 3,983 sq. ft, set on 0.81 acres of beautifully landscaped and mature grounds, all within walking distance of Dunshaughlin
- The accommodation comprises a sunroom, reception hall, study/home office, guest w.c., family room, living room, and an open-plan kitchen, dining and lounge area. The property also features five bedrooms, a vanity room, laundry room, three en-suite bathrooms, family bathroom and an integral garage with planning permission for conversion to a playground
- Approached via electric gates & cobblelock driveway, the property enjoys beautifully landscaped west-facing gardens, accessed through an inviting natural stone archway The outdoor space includes a spacious deck with a handcrafted stone fireplace and barbecue area, overlooking an ornamental pond with water feature, mature and well-maintained planting, all combine to create a private and picturesque setting
- Finished to an excellent standard, the property features panelled walls, granite worktops and island unit, a Stanley range oven, a carpet runner, solid fuel stoves, hardwood flooring and sliding robes, are a few of the many attributes that make this an exceptional home
- Ideally situated within walking distance of Dunshaughlin village with an array of local amenities, primary schools, secondary school, shops, sporting facilities including Gaelic football and hurling, rugby, soccer, golf, athletics, Fairyhouse Racecourse and Killeen Castle Golf Club
- Easy access to M3 convenient to Dublin city centre, 25 minutes to Dublin airport, a short walk to bus stops and commuters can also avail of the rail line which runs from Dunboyne to the Dublin Docklands, only 15-minute drive away. It is the largest Park & Ride facility in the country. Dunshaughlin is included in the proposed new Navan railway line, with plans for a station stop in the town



5 Bedrooms



4 Reception Room



5 Bathrooms

**For Sale by Private Treaty**  
**Guide Price: €950,000**

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## **Accommodation**

### **Entrance Driveway**

Electric front gates, cobble lock driveway, manicured lawn & hedges, shaped ornamental shrubs, mature trees, and well-maintained flower beds with decorative mulch & granite stone edging.

### **Entrance Hallway**

2.58m x 6.38m

Front entrance features glass panels and triangular window design, custom built hardwood staircase with tempered glass, oak hardwood flooring and decorative wallpaper.

### **Sunroom**

3.00m x 10.70m

Tiled flooring with sliding doors leading to cobblelock front drive.

### **Reception Area**

3.75m x 5.79m

Lounge seating area, feature hardwood staircase with carpet runner, hard wood floor, wood panelled walls, coved ceiling, down lights and radiator cover.

### **Study/Office**

4.27m x 2.30m

Hard wood floor, feature window overlooking the sun room, integrated book shelves, down lights & wall mounted lights.

### **Living Room**

6.30m x 6.30m

Double door with glass panels, inset feature stove fire place with marble surround, hard wood floor, radiator cover, coved ceiling, featured lights, mounted wall lights, additional sockets, tv point.



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## **Accommodation**

### **Open Plan Kitchen/Dining 7.80m x 5.19m & Lounge Area 5.67m x 4.17m**

Fully fitted kitchen with integrate light fittings, granite worktops & island with soft close drawers, additional cabinets and for seating, semi-solid flooring, splash back tiles, Stanley range cooker, coved ceiling, down lights, integrated dishwasher, Neff double oven & electric hob, American style fridge freezer, stainless 1.5 sink and ample dining area. Lounge area continues with semi-solid floors, French doors leading to outdoor decking area, multi aspect with views over rear garden, skylight, down lights, coved ceiling & free-standing Stanley stove with granite hearth.

### **Family Room**

3.95m x 6.29m

Newly laid carpet floor, insert gas fire place with marble and wood surround, coved ceiling, wall mounted lights, additional sockets, TV point and sliding doors leading out to rear garden.

### **Inner Hallway**

5.74m x 1.17m

Wall panelling, radiator cover and hardwood floor.

### **Guest W.C.**

1.22m x 3.8m

Hard wood flooring, partially tiled walls, coved ceiling, w.c., traditional w.h.b., brushed brass towel rail and taps, integrated shelving and fitted mirror and shaving light.

### **Utility Room**

3.92m x 2.12m

Door leading out to rear garden, additional kitchen cabinet units, fully plumbed, stainless-steel sink, additional sockets and hard wood flooring.

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## **Accommodation**

### **Ground floor Bedroom**

4.53m x 5m

Hard wood floor fitted wardrobes, integrated desk, featured lights, additional sockets and telephone point.

### **En-suite**

1.45m x 2.9m

Integrated shelving, shower cubical with electric shower system, w.c., w.h.b. and brushed chrome tap.

### **Integral Garage**

5.53m x 4.68m

Concrete flooring, additional shelving with attractive double style door leading to front drive.

### **Landing**

2.5m x 11.27m

Hardwood stair case with carpet runner, fully carpeted landing, featured annex windows and wood panelled walls.

### **Master Bedroom**

5.6m x 6.2m

Carpet flooring, down lights, full length sliding robes, fitted curtains and blinds.

### **En-suite**

3.3m x 2.18m

Stone tiles walls and floor, towel radiator, w.c., w.h.b., tongue and groove panelling, integrated LED lighting, vanity cabinet, Velux windows, cubical with monsoon shower head, recessed shelving and down lights.

### **Vanity/Powder Room**

3.15m x 2.64m

Hard wood flooring, Velux windows, fitted wardrobe and additional sockets.

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## Accommodation

### Bedroom 3

3.64m x 3.48m

Hardwood floor, integrated office desk, Velux window, fitted wardrobes and additional sockets.

### Family Bathroom

2.73m x 3.5m

Tiled flooring, Hot press, down lights, Velux window, integrated bath with brushed brass taps, tongue & groove panelled walls, bidet, w.c., w.h.b. with brushed brass taps, brushed brass mounted mirror and power shower.

### Laundry Room/Hot Press

3.68m x 2.4m

Velux window integrated shelving, hard wood pine flooring and radiator cover.

### Bedroom 4

3.49m x 5.47m

Carpet flooring, fitted wardrobes, wall mounted lights and down lights.

### En-suite

2m x 2.62m

Tiled flooring, semi tiled walls, w.c., w.h.b. with brushed chrome taps, electric shower, down lights and integrated mirror with lights.

### Bedroom 5

3.51m x 2.63m

Hard wood flooring, integrated office, telephone point, integrated wardrobes, integrated shelving and down lights.

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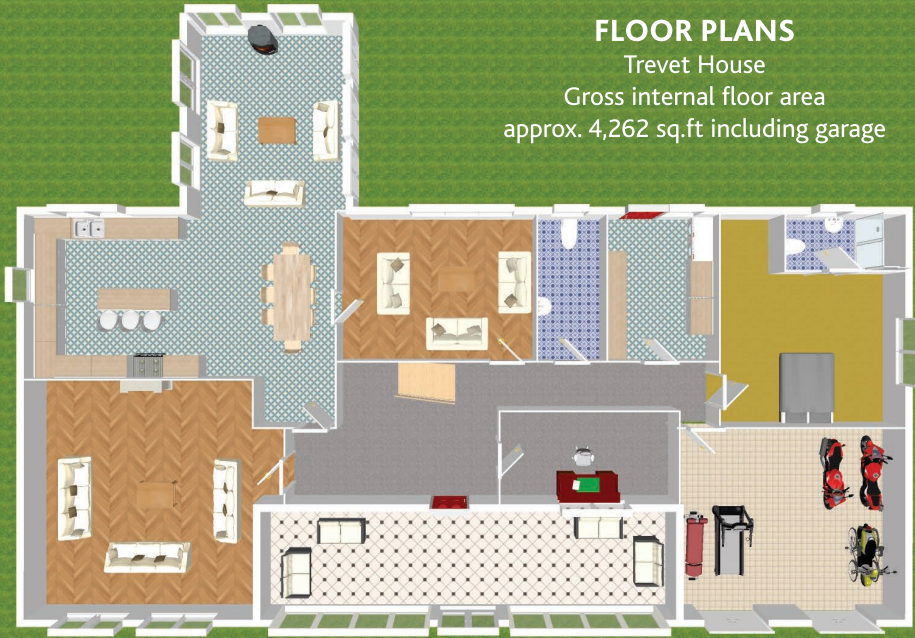
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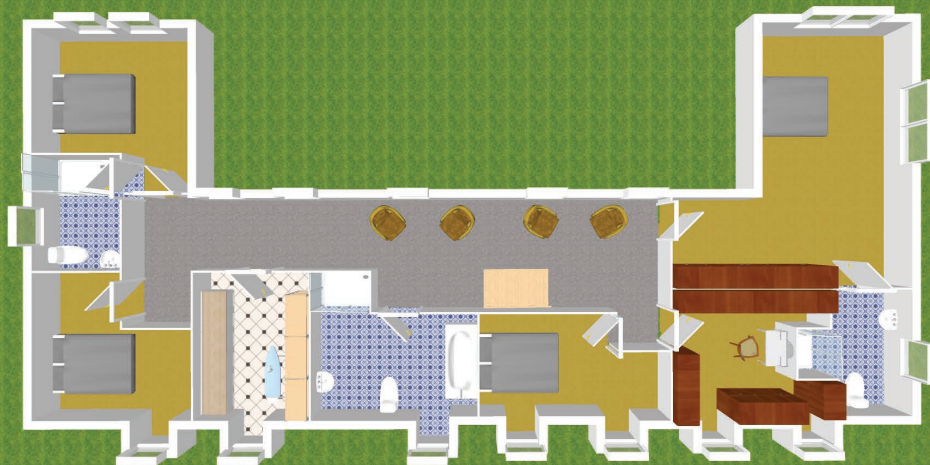
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**FLOOR PLANS**  
Trevet House  
Gross internal floor area  
approx. 4,262 sq.ft including garage



Ground Floor



First Floor



## Garden & Grounds

Fully cobbled lock front with granite edging, a natural stone archway provides an elegant entrance to the west-facing garden. A spacious entertainment deck features a handcrafted natural stone fireplace and barbecue area, overlooking an ornamental pond with water features and beautifully maintained grounds. Comprising of manicured lawns, mature trees and established shrubbery, the grounds are framed by mature hedging, creating a private and picturesque setting. An enclosed outdoor wood panelled area is used for bins, external garage area, Barna shed & additional storage units







## Additional Information

- Ample Parking
- Gross internal floor area approx. 4,262 sq.ft including garage
  - Built in 1965
- Traditional hardwood panel internal doors with round antique knobs
  - Newly laid carpet in living room
- Original planning for integral garage can converted to play room
  - External power points
  - Out-door taps

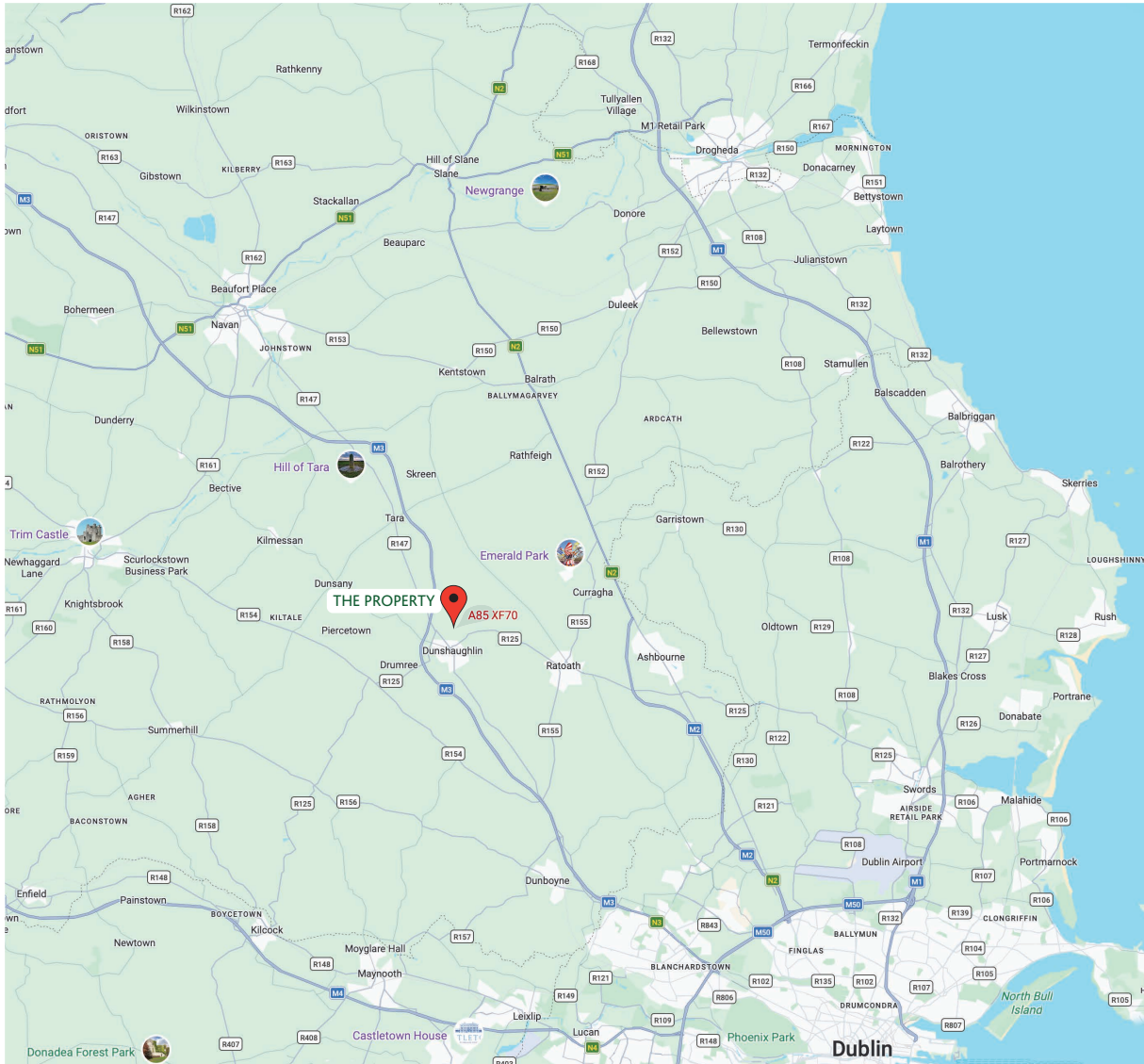
## Items included in sale:

Fixtures, fittings and window dressings, Stanley range cooker, integrated dishwasher, double oven & electric hob and American style fridge freezer

## Services

- Oil fired central heating
  - Septic tank
  - Mains water





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### **DIRECTIONS**

Eicode: A85 XF70

### **BER RATING**



### **VIEWING**

By appointment only.

### **CONTACT INFORMATION**

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