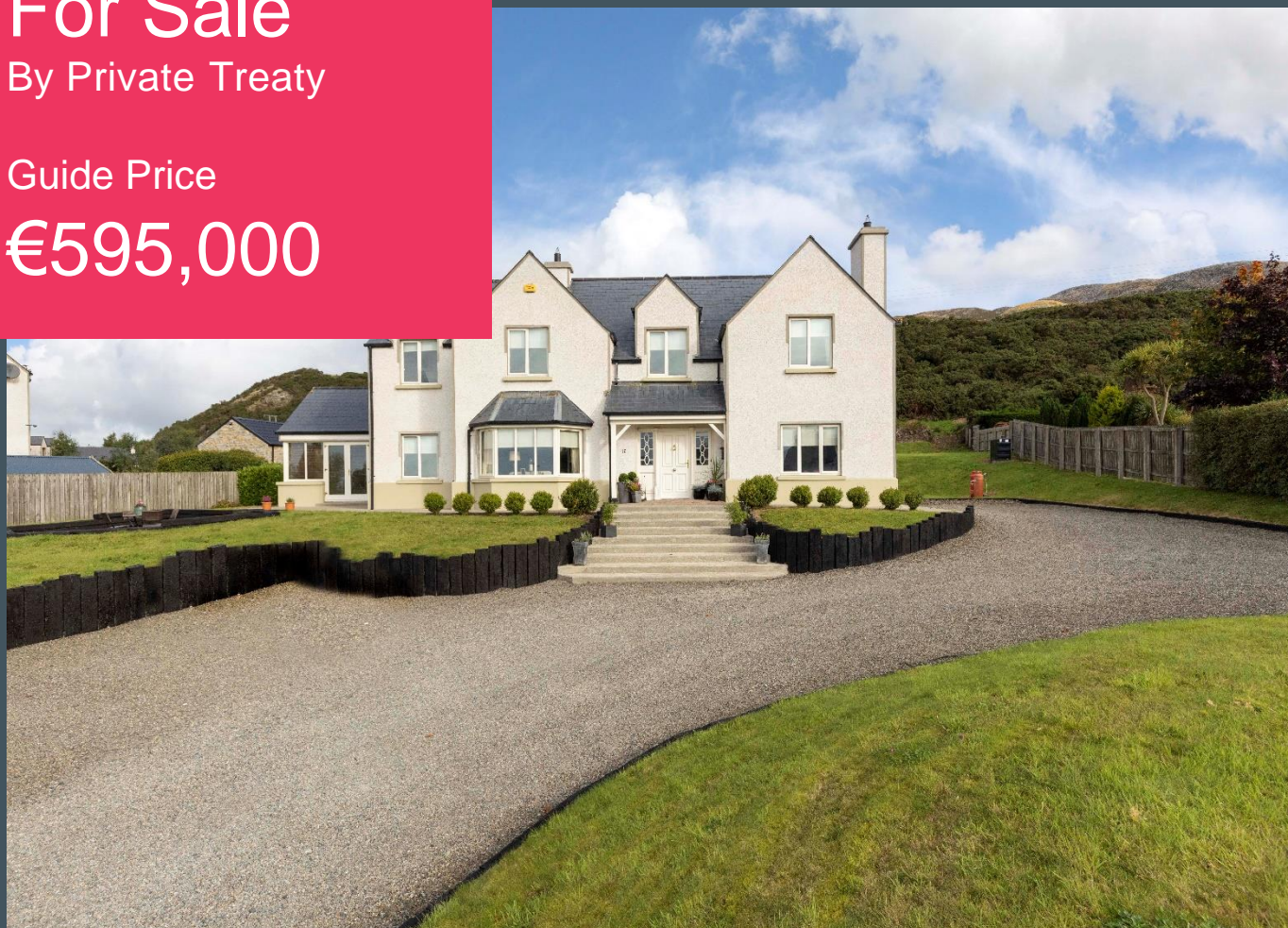


For Sale

By Private Treaty

Guide Price

€595,000



19 Railway Village, Rampark, Jenkinstown, Co. Louth. A91 NX48



Space, elegance, style and a great address sets the tone for this very impressive 5 bed, 4 bath, family home. Nestling on c.0.67 acres at the foot of Slievenaglogh and overlooking Dundalk Bay in the heart of an area of outstanding natural beauty. Viewings highly recommended.

ACCOMMODATION



Entrance Porch



Bright Elegant Hall



Sitting Room



Living Room



Staircase



Home office / 5th Bedroom



| Kitchen



| Dining area



| Sunroom



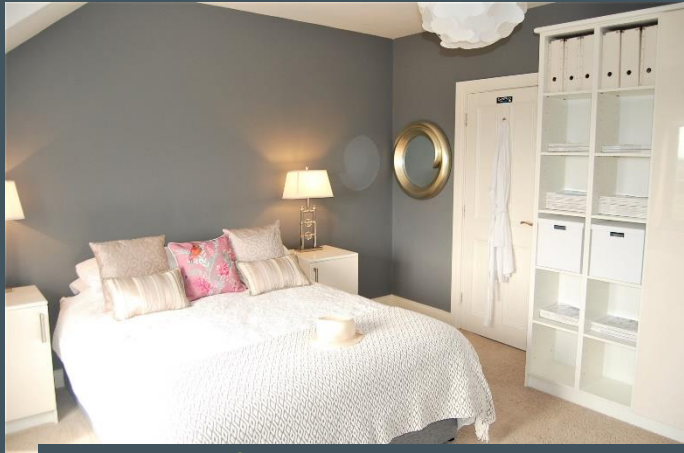
| Landing



| Bedroom 1



| En suite



| **Bedroom 2**



| **Bedroom 3**



| **Bedroom 4**



| **En suite**



| **Study**



| **Family Bathroom**



Sunny Patio



Serviced Garden House



Studio



Seated area

Description

Extending to c.285 sq.m., this superior B2 rated home has a charm and generosity of scale that is impressive yet extremely welcoming. Presented in impeccable condition, you will not fail to be wowed with the attention to detail and stylish décor in every room you enter. Steps from the driveway to the front door give you an idea of the grandeur to come. Porch with ceramic tiled floor, double glass doorway to a large bright hallway with ceramic tiled flooring, sitting room with feature fireplace, living room with bay window, solid wood flooring, feature fireplace and woodburning stove. Home office or 5th bedroom with lovely solid wood flooring. Bright spacious open plan kitchen / dining room, with large island unit, top of the range integrated appliances, ceramic tiled flooring, full granite counter tops. Double doors to a sunroom with hardwood flooring and doors leading to a sunken sunny patio area. A utility room and downstairs shower room complete the layout of the ground floor. The first floor is accessed via an elegant staircase and has 4 large double bedrooms, two of which are ensuite and with walk in wardrobes. Large fully tiled bathroom with a bath and separate shower. Large fully floored attic. Fibre broadband. Gardens to front, back and side with a patio area. To the rear there is a serviced garden house which is beautifully appointed for use as a studio. The large back garden has total privacy. Viewings are recommended to appreciate the flair, style and quality of this ready to move into family home.



| Location

Overlooking Dundalk Bay and set at the foot of 'Slievenaglogh', Railway Village is an exclusive development of fabulous homes located between Dundalk and Carlingford, Co. Louth and in close proximity to the M1 Motorway





Selling Agents: REA Gunne Property

Contact: REA Gunne Property Residential Sales Team

Email: info@reagunneproperty.ie

Telephone: 042 933 5500

VIEWINGS STRICTLY BY APPOINTMENT



CONDITIONS TO BE NOTED: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the Property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.