



Roestown, Drumree, Co. Meath

- Coonan Property offers a five-bedroom detached home extending 205 sq.m/2206 sq.ft situated on approximately 0.54 acres in the suburb of Drumree, just 1 km from Dunshaughlin town, with a paved walkway leading directly to the town centre
- Accommodation comprises of hallway, guest w.c., living room, kitchen/dining area, utility, second lounge/playroom, 5 bedrooms with main en-suite and family bathroom
- Accessed through electric gates, the property features a spacious 37 sq.m block-built garage attached to the house, a tarmac driveway with plenty of parking space, and mature landscaped grounds
- 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 race course and Killeen 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

**5 bedroom detached
home extending to
approx. 205 sq.m
(2,206 sq.ft)**

Guide Price:

€750,000

Private Treaty

Accommodation

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Entrance
Hallway

2.91m x 6.73m

Hardwood flooring, alarm panel, understairs storage.

Second
Lounge/
Playroom

2.88m x 3.53m

Hardwood flooring, feature window overlooking the front.

Living Room

5m x 4.9m

Hardwood flooring, natural cast iron fireplace with wood surround, coving, recessed lights, and curtains.



Accommodation

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Dining

3.47m x 5m

Hardwood flooring, feature lights, curtains and coving.

Kitchen

5.93m x 3.4m

Tiled flooring, fitted wall and floor units, double oven, hob, extractor fan, splashback tiles, recessed lights, granite worktop, stainless steel sink, filter drinking tap, shelving units and American fridge-freezer.



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Utility & Gym Area (2.91m x 1.49)
(2.23m x 8.73m)

Currently laid out as a gym with door leading onto rear garden.

Utility Room 2.91m x 1.49m

Tiled flooring, fully plumbed and stainless-steel sink.

Landing 0.85m x 5.23m

Carpet, alarm panel and light fittings.



Accommodation

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Master
Bedroom

2.88m x 5.9m

Carpet, dual frontage window, recessed lights and curtains.

En-suite

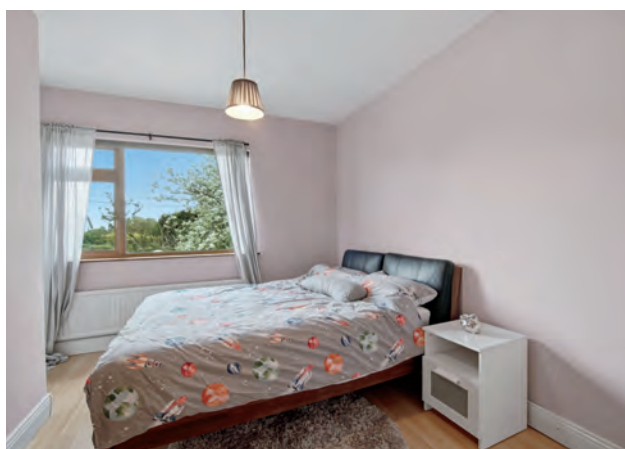
2.2m x 2.47m

Fully tiled, shower cubicle with power shower, w.c., w.h.b. with vanity unit and mirror, heated towel rail and light fitting.

Bedroom 2

3.2m x 4m

Carpet, TV connection, fitted wardrobes with roller draws and curtains.



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|-----------|----------------------|--|
| Bedroom 3 | 2.5m x 3.8m | Carpet, fitted wardrobes with roller draws and curtains. |
| Bedroom 4 | 2.4m x 2.7m | Carpet, light fittings, fitted wardrobes, integrated shelving and curtains. |
| Bedroom 5 | 3.27m x 2.65m | Fitted wardrobes, laminate flooring, curtains, fitted shelving and study desk. |



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Bathroom **2.66m x 2.6m** Tiled flooring, bath, separate shower cubicle with power shower, w.c., w.h.b. and heated towel rail.

Garden Mature garden with extensive lawn areas, loose stone chippings to side, raised decking & pergola barbeque area & outside power points.

Garage **6.38m x 5.1m** Block build & rendered, roller door, concrete floor, alarmed, lights and sockets.



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Additional Information:

Build in 1959
9' high ceilings throughout
Double glazing (2003)
PVC soffits
Extremely private with mature Laurel hedging
Fully Alarmed
Electric car charging point

Entrance Driveway:

Approached by electric gates and tarmac avenue with mature trees and planting.

Items Included in sale:

Fixtures, fittings and window dressings,
double oven, hob, extractor fan, light fittings and curtains.

Services:

High Speed fibre broadband
Water softener system
Gas fire central heating
Mains water



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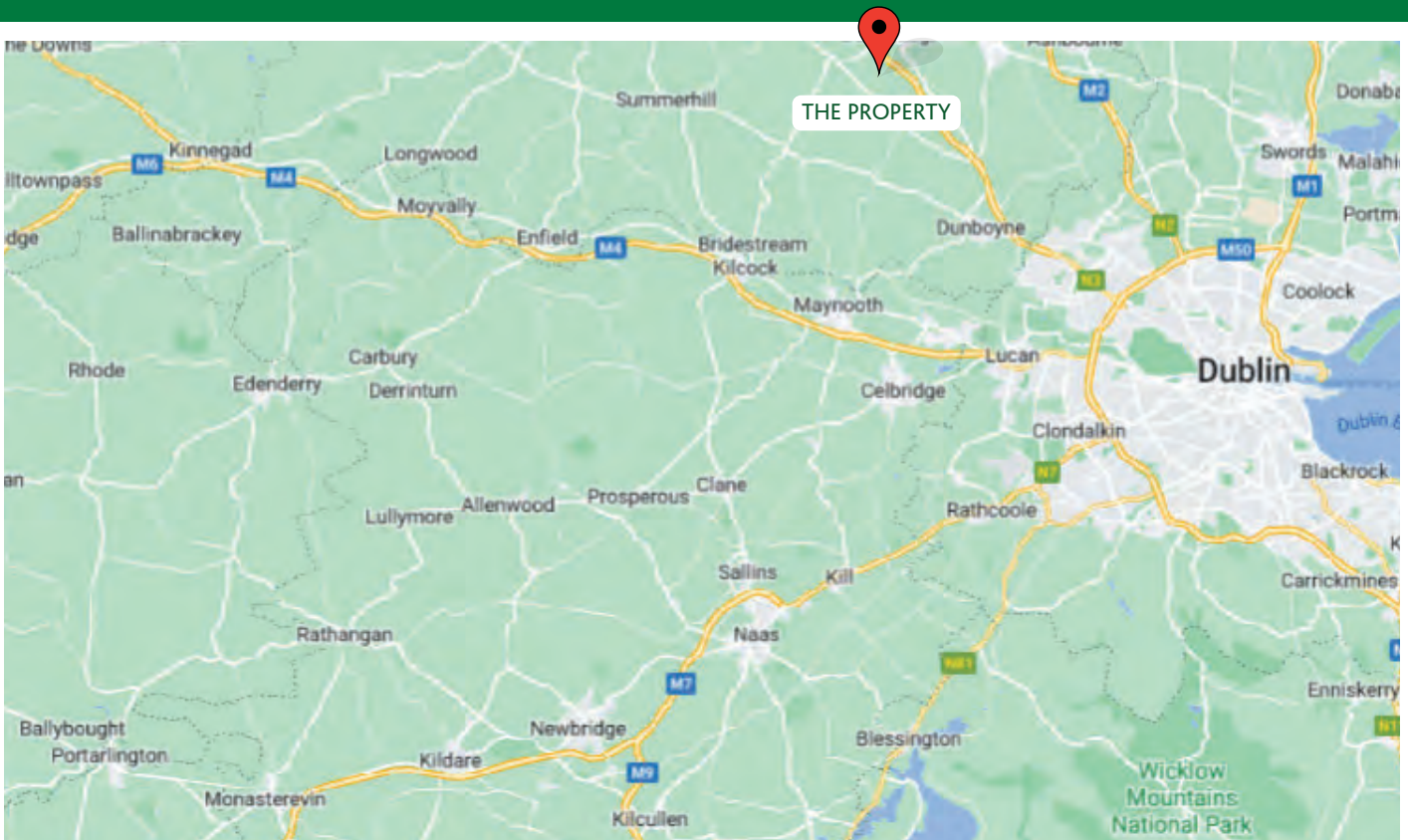


Floor Plans



Directions

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Directions

A85 TW62

BER

BER D2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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