

Residential

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PROPERTY



Waynestown, Dunboyne, Co. Meath

- Coonan Property are delighted to present this impressive 2,820 sq.ft. residence set on an expansive 1.7-acre site, ideally located just 5km from Dunboyne town centre
- A bright and spacious home boasting many attractive features including a red brick finish on all sides, large integrated garage, double height entrance foyer and five well-proportioned bedrooms, two of which are ensuite
- Accommodation briefly comprises an entrance hallway with porch, kitchen, family room, living room, utility room, dining/games room, sunroom, ground floor shower room, garage, five bedrooms (two ensuite) and a main bathroom
- The generously proportioned accommodation offers excellent space for a growing family, with versatile rooms suitable for a variety of uses
- Set on approx. 1.7 acres and accessed via a sweeping, tree-lined avenue and surrounded by manicured lawns, mature hedging and trees, the property is set well back from the road ensuring privacy and tranquillity
- A rare opportunity to acquire a distinguished home in this highly sought-after rural setting, while still being just 5 minutes from Dunboyne and approximately 8km from Maynooth
- Conveniently located just a 5-minute drive from the M3 motorway and Dunboyne Train Station, providing easy access to Dublin City Centre, the M50 and beyond

**5 bedroom residence
extending to approx.
262 sq.m (2,820 sq.ft)**

**Guide Price:
€820,000**

Private Treaty

Accommodation

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Entrance Porch **1.07m x 1.62m**

Laminate flooring, light fitting and blinds.

Entrance
Hallway

3.7m x 10.15m

Laminate flooring, recessed lights, coving, understairs storage, hot-press and full height vaulted ceilings.

Kitchen

4.82m x 3.58m

Tiled flooring, fitted floor and wall units, tiled splashback, stainless steel sink, fully plumbed, double oven, hob, dishwasher, fridge freezer, recessed lights, light shade with hanging pendant light and door leading into living room.



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Family Room **3.85m x 6.02m** Laminate wood flooring, light shades, coving, TV point and sliding door leading into conservatory.

**Sunroom
Conservatory** **2.8m x 4.18m** Tiled flooring, double glazed windows with perspex roof and double doors leading to rear garden.

Utility Room **2.8m x 1.6m** Tiled, fully plumbed, stainless-steel sink, light fitting and door leading to rear garden.

**Dining/
Play Room** **4.27m x 4.17m** Semi solid wood flooring, coving, curtains and blinds.



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Living Room **5.52m x 5.03m**

Laminate wood flooring, marble feature fireplace with granite hearth, light fitting, curtains, blinds, TV point and wall lights.

Shower Room **1.52m x 2.16m**

Laminate flooring, w.c., w.h.b, shower cubicle with electric Triton shower, curtains and blind.

Garage

5.67m x 3.86m

Roller shutter door, fully plumbed, sink and side door.



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Landing **1.43m x 8.96m** Carpet runner up the stairs, two light shades and storage closet.

Master Bedroom **4.13m x 4.28m** Carpet, fitted wardrobes, curtains and blinds.

En-suite **2.97m x 2.26m** Fully tiled, shower cubicle, w.c., w.h.b., vertical heated towel rail, monsoon shower head, light fitting, extractor fan and window.



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Bedroom 2 **3.58m x 3.78m** Carpet, light fitting, curtains and blinds.

En-suite **1.86m x 1.98m** Tiled flooring, w.c., w.h.b., shower cubicle, extractor fan and blinds.

Bedroom 3 **3.57m x 3.75** Carpet, light fitting, curtains and blinds.



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Bedroom 4 **3.58m x 5.06m** Carpet, fitted wardrobes, light fitting, curtains and blinds.

Bedroom 5 **4.13 x 3.56m** T & G wood flooring, Velux window.

Bathroom **2.8m x 2.6m** T & G wood flooring, corner bath, w.c., w.h.b., light shade and window with blinds.



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Additional Information:

Gross internal floor area approx. 262 sq.m

(2,820 sq. ft)

Site area approx. 1.7 acres

Built in 1996

Teak internal doors and architraves

Red brick façade finish on all sides

Cobble lock entrance and concrete paths on all sides

Outside tap

Outside lights

PVC fascia & soffits

Items Included in sale:

Double oven, hob, dishwasher, fridge freezer, light shades, curtains and blinds.

Services:

Mains water

Septic tank

Oil fire central heating

Entrance Driveway:

House is set well back from the main road with tarmacadam driveway bounded by manicured lawns and mature trees with lantern lights.



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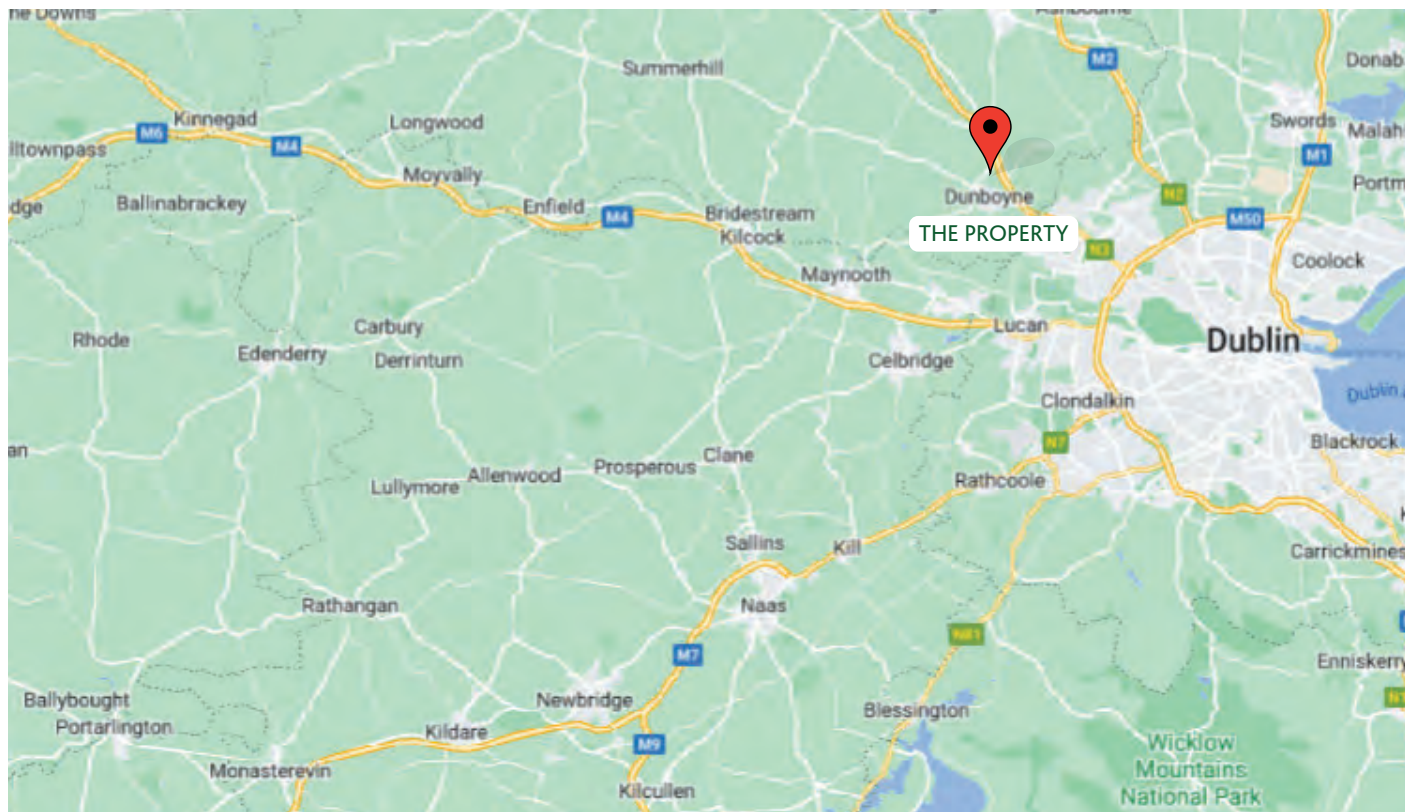


Floor Plans



Directions

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Directions

A86 YF66

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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