



► This impressive 5-bedroom detached residence, extending to approximately 285 sq. m (3,068 sq. ft), sits proudly on a generous 1.1 acre site and combines elegant traditional design with modern family living.



Glenraon, Clogher, Rathkenny, Co. Meath, C15 K4C6



3068.00 sq ft



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INTRODUCTION

The property features an outstanding exterior finish, defined by cut stonework complemented by red brick accents around the windows and corners of the building. The façade is further enhanced by traditional sash-style windows, which contrast beautifully with the stone and brick, while also drawing in excellent natural light throughout the home.

The property is approached via an electric gated entrance framed by stone piers and wrought iron railings creating a distinguished first impression. The sweeping driveway leads to the front of the home, offering ample parking and easy access to a large, detached garage situated to the right of the residence.

The landscaped gardens feature rolling lawns to the front and rear, bordered by mature trees and hedgerows that ensure privacy while showcasing countryside views. To the rear, the expansive windows of the home maximise the outlook across scenic farmland.

Upon entering, the welcoming hallway immediately impresses with its double-height ceiling and striking curved staircase, creating a sense of grandeur. This sets the tone for the rest of the home, which has been finished with top-quality fixtures and fittings throughout.

The spacious open-plan kitchen and dining area serves as the heart of the home. Solid wood cabinetry and flooring provide warmth, while the feature solid-fuel stove set within a red brick fireplace forms a stunning centrepiece. With windows positioned either side of the fireplace, natural light floods the space, while the adjoining sunroom offers a bright and airy retreat.

The lounge offers a dual-aspect design, ensuring brightness throughout the day, and is further enhanced by a solid-fuel stove, perfect for cosy evenings. Each of the five bedrooms, one being on the ground floor, are generously proportioned, with ample light and space, making this property ideal for a growing family.

Glenraon enjoys a peaceful rural setting in Rathkenny, Co. Meath, while still offering excellent accessibility. The property is just 10 minutes from Navan, a thriving town with extensive amenities and Slane is also within easy reach, approximately 10 minutes away, providing additional amenities and historic attractions.

Dublin Airport is just under one hour by car, while Dublin City Centre can be reached in approximately 1 hour. Public transport links are available via Bus Éireann services from Navan and Slane, offering regular routes to Dublin and surrounding areas.

ACCOMMODATION

Entrance Hall

9.4 x 2.8

With tiled flooring on entry, wooden flooring beyond, hardwood front door with glass side panels, double doors to lounge and kitchen / dining room with brass inlay and etched glass centre panels.

Office

4.4 x 3.1

With carpet and additional floor sockets.

Lounge

5.0 x 4.4

With carpet, insert solid fuel stove with marble fireplace and granite hearth and TV point.

Bedroom 5 (Ground Floor)

4.4 x 3.2

With wooden flooring and French doors to rear patio.



**Ensuite**

2.7 x 2.1

Fully tiled, heated towel rack, shower, w.h.b and w.c.

Kitchen/Dining Room

8.5 x 6.2

Solid oak kitchen units with larder press, granite worktops, tiled splashback, wine rack, Whirlpool microwave drawer, integrated dishwasher, electric RangeMaster cooker with two ovens, grill, 5 ring electric hob, large centre island with granite worktops and fitted dresser and display cabinet with lighting.

Sunroom

4.4 x 3.8

With wooden flooring, panelled ceiling with two velux windows and French doors to rear patio.

Utility Room

3.1 x 2.2

With tiled flooring, built in wall and floor units and stainless-steel sink.

Guest W.C.

2.4 x 2.1

With tiled flooring, partially tiled walls, w.c, w.h.b and vanity unit.

Landing

10.7 x 2.8

With carpet, hotpress and storage closet.

Bedroom 1

4.2 x 4.2

With carpet and TV point.

Ensuite

2.6 x 2.1

With tiled flooring, partially tiled walls, dual vanity unit, w.c, w.h.b and shower.

Walk In Wardrobe

2.9 x 1.9

With carpet and built in wardrobes.

Bedroom 2

4.2 x 3.2

With carpet and built in wardrobe.

Ensuite

1.8 x 1.8

With tiled flooring, tiled walls, w.c, w.h.b and shower.

Bedroom 3

4.4 x 2.9

With carpet and built in wardrobe.

Bedroom 4

4.4 x 2.9

With carpet.

Snug/Study

4.8 x 3.2

With carpet and 2 velux windows.





Bathroom

4.4 x 2.9

With tiled flooring, partially tiled walls, w.c, w.h.b, heated towel rack, bath and shower.

Garage

7.5 x 5.2

With concrete flooring, stairs to fully floored attic and electric roller door.

FEATURES

- Impressive 5-bedroom detached residence
- Spacious accommodation of 285 sq. m (3,068 sq. ft)
- Set on a generous 1.1-acre site
- Double-height entrance hall with striking curved staircase
- Spacious open-plan kitchen and dining area
- Bright sunroom with panoramic garden and countryside views
- Generously proportioned bedrooms, 3 with ensuites
- Solid wood floors and top-quality fixtures & fittings throughout
- 2009 Construction with a B3 BER
- Traditional sash-style windows
- Attractive cut stone exterior with red brick detailing
- Electric gated entrance with stone piers and wrought iron railings.
- Large, detached garage offering excellent storage
- Landscaped gardens with rolling lawns to front and rear
- Expansive countryside views from large rear windows
- Peaceful rural setting with privacy from mature trees and hedgerows
- Excellent location: 10 mins to Navan, 10 mins to Slane, under 1 hour to Dublin Airport
- Water filtration system
- Oil fired central heating
- Biocycle septic tank
- Private well

FIXTURES & FITTINGS

The property will be sold as seen.

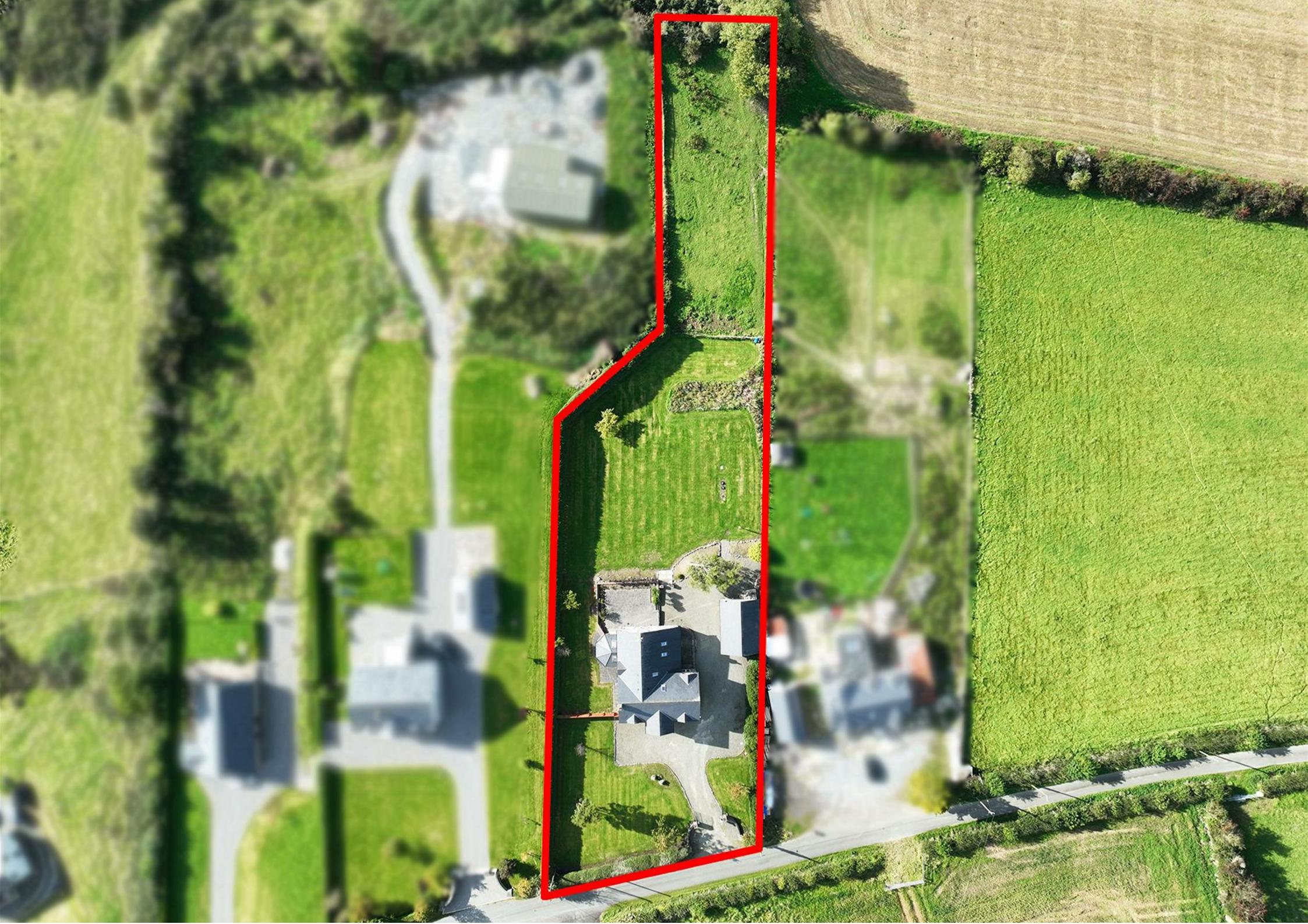
DIRECTIONS

EIRCODE: C15 K4C6

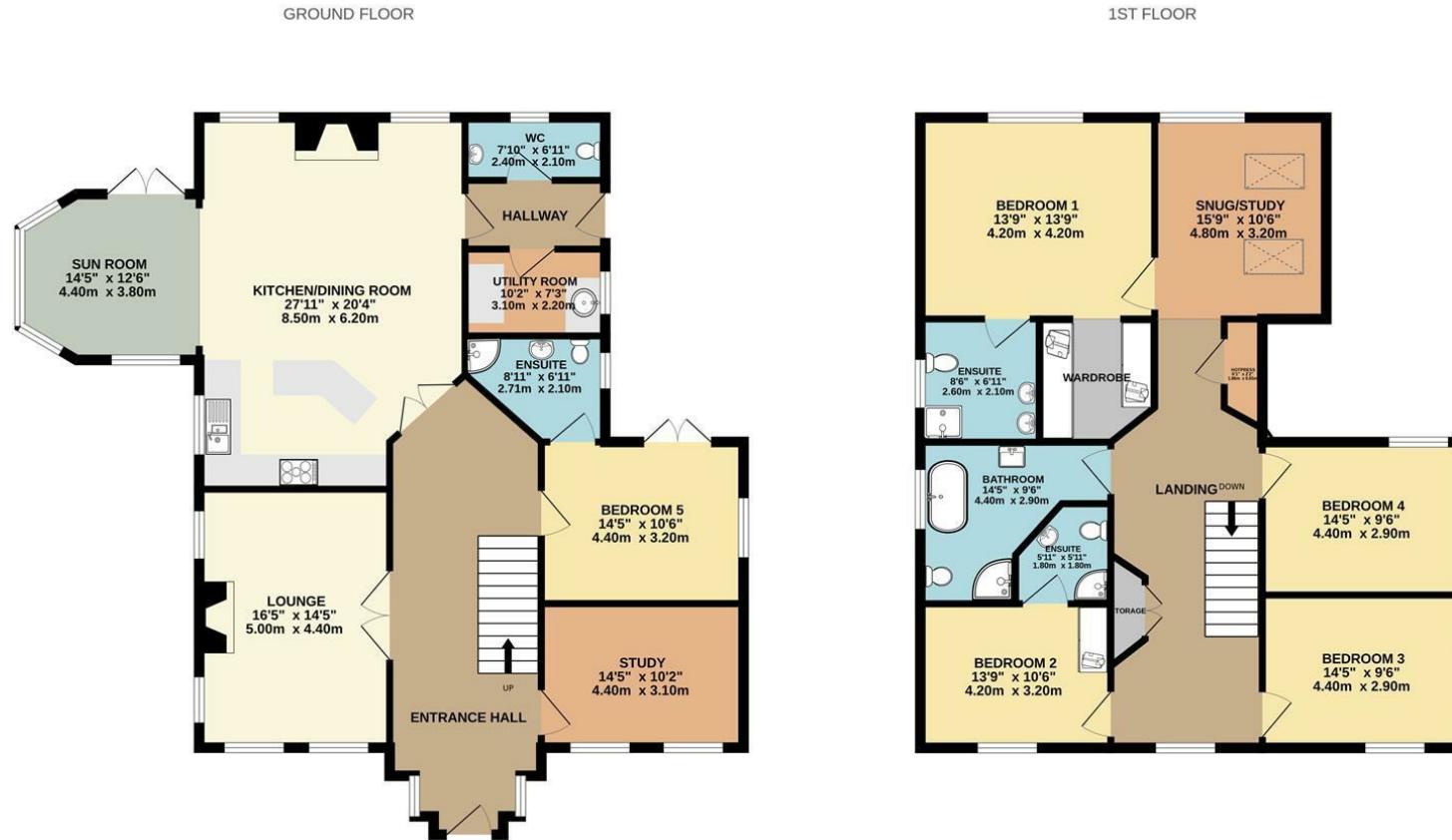








FLOOR PLAN



TOTAL FLOOR AREA: 3068sq.ft. (285.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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