








An excellent 3 bedroom cottage style bungalow extending to 1,100 sq.ft excellently located on a lovely mature site in a very sought after location only 3kms from Julianstown.

The property is very neat with a walled in entrance and neatly manicured lawns to the front and rear.

# Mosney Road Julianstown Co. Meath, A92 WR86

 1100.00 sq ft

 3 Bedrooms

 2 Bathrooms

## INTRODUCTION

Internally the property is presented in excellent condition. There is ample living space and the bedrooms are very well proportioned. There is a leisure room attached which is accessed from the rear garden and houses a hot tub.

The rear is a gardener's paradise. There is a lovely cobblelock patio outside the sunroom and two shed neatly positioned to the corner of the well maintained lawns.

Excellently located close to Julianstown with all its local amenities on the doorstep.

Drogheda, Balbriggan are all close by and this property enjoys excellent access to the M1 routes to Dublin City and Airport.

Accommodation comprises Entrance Hall, Lounge, Kitchen / Dining, 3 Bedrooms, Office, Sunroom, Bathroom & Shower Room. Leisure Room.

## FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, integrated fridge freezer, washing machine and dishwasher are included in the sale. Some furniture open to an offer.

## FEATURES

- Excellent location 3kms to M1
- Very sought after location
- Mature and well landscaped site
- Excellently maintained throughout
- Oil Heating. Solid Fuel Stove
- Leisure Room with Hot Tub
- Mains Water.
- Private Sewerage





### **DIRECTIONS**

From Dublin travel along the M1 and exit at Junction 7. Take the R132 towards Julianstown. Travel for 2.5kms and turn right signed Mosney. The property is located less than 0.5kms on the right hand side.

## ACCOMMODATION

### Entrance Porch

With tiled flooring and PVC door.

### Entrance Hall

With wooden flooring, hardwood door with leaded glass side panel.

### Lounge

With wooden flooring, solid fuel stove with tiled surround (back boiler), hotpress and TV point.

### Kitchen / Dining

With tiled flooring, built in wall and floor units and counter, stainless steel sink, oven, integrated fridge freezer, washing machine, dishwasher and open plan to Dining.

### Dining

With wooden flooring and sliding doors to Sunroom.

### Sun Room

With tiled flooring and patio doors to the rear.

### Bedroom 1

With wooden flooring and built in wardrobes.

### Bedroom 2

With wooden flooring and built in wardrobes.

### Bedroom 3

With wooden flooring.

### Office

With wooden flooring and telephone point.

### Bathroom

With tiled flooring, partly tiled walls, w.c., w.h.b. with vanity unit and bath.

### Shower Room

With tiled flooring, partly tiled walls, w.c., w.h.b., and double shower with Triton T80si.

### Leisure Room

Accessed via the back garden with tiled flooring, hot tub and shower.

### Shed 1

3.65m x 1.9m With tiled flooring and walls, stainless steel sink installed.

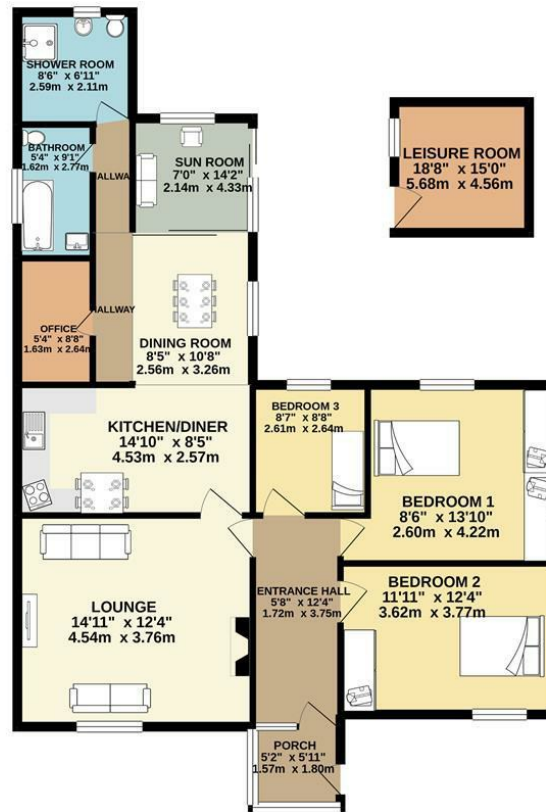
### Shed 2

1.38m x 1.9m



# FLOOR PLAN

GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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 illustrative purposes 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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