








An exceptional 4 bedroom detached family residence, which extends to approximately c.170 sq.m. on a lovely site in the quiet rural setting on the outskirts of Stamullen Village.

The site extends to c.0.50 acres of beautiful landscaped gardens. One will be blown away with what this garden has to offer, a host of quiet areas to relax and a haven for a growing family.

The Forge Stamullen Co. Meath, K32 HC59

 1839.00 sq ft

 4 Bedrooms

 2 Bathrooms

INTRODUCTION

This property has been maintained and carefully upgraded throughout the years.

This is a very impressive family home with a gated entrance, tarmac driveway, an enclosed private back garden, patio entertaining area, landscaped lawns to the front with an abundance of colourful flowerbeds an array of lovely mature trees and wonderful views of the surrounding setting of Stamullen.

Internally the property is extremely well presented. The newly fitted kitchen is homely, bright and is spacious with open plan with dining space and a gorgeous light filled recently extended Sunroom overlooking the rear lawns.

In addition there is a large lounge, four good sized bedroom one with an ensuite and back hall / utility.

The attached garage is ideal offering plenty of storage space. There is no doubt The Forge offers country living yet also benefits from its proximity to Dublin City.

Located in a much sought after area with many amenities on the door step such as School, Childcare, Shops, Whites Pub & Restaurant, Church all of which are located close by.

Located less than 1km from Stamullen Village and 5kms from M1 this property is ideal for someone looking for an easy commute to Dublin City & Airport.

This property is brought to the market in picture perfect condition and viewing is highly recommended!

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, and all appliances are included in the sale.





DIRECTIONS

From Dublin travel along the M1 and exit at Junction 7 Gormanston. Take the R132 and at the Applegreen (on the right) turn left towards Bellewstown on the L5621. Take the next left onto Cock Hill Road and the property is located on the left hand side identified by our for sale sign.

ACCOMMODATION

Entrance Hall

With PVC double glazed door with leaded glass inserts, tiled flooring and recessed lights.

Lounge

Dual aspect with beautifully appointed windows overlooking the front garden, wooden flooring, feature wooden fireplace with marble insert (open fire and electric insert) and TV point.

Kitchen

With tiled flooring, built in wall and floor units, oven, hob, extractor fan, dishwasher, vaulted velux window and recessed lights. Open plan to Sunroom.

Sun Room

With tiled flooring, solid fuel stove (back boiler) and patio doors to the rear garden.

Back Hall / Utility

With tiled flooring and built in storage cupboard. Door to the front and rear gardens.

Inner Hall

With tiled flooring, recessed lights and hotpress. Stairs to attic.

Bedroom 1

With wooden flooring.

Ensuite

With tiled flooring, w.c., w.h.b. and plumbed for shower.

Bedroom 2

With wooden flooring and built in wardrobes.

Bedroom 3

With wooden flooring and built in wardrobes.

Bedroom 4

With wooden flooring and built in wardrobes.

Bathroom

With tiled flooring, tiled walls, w.c., w.h.b. shower, bath, heated towel rail, recessed light and wall mounted mirror.

Garage

With double wooden doors, shelving and washing machine.

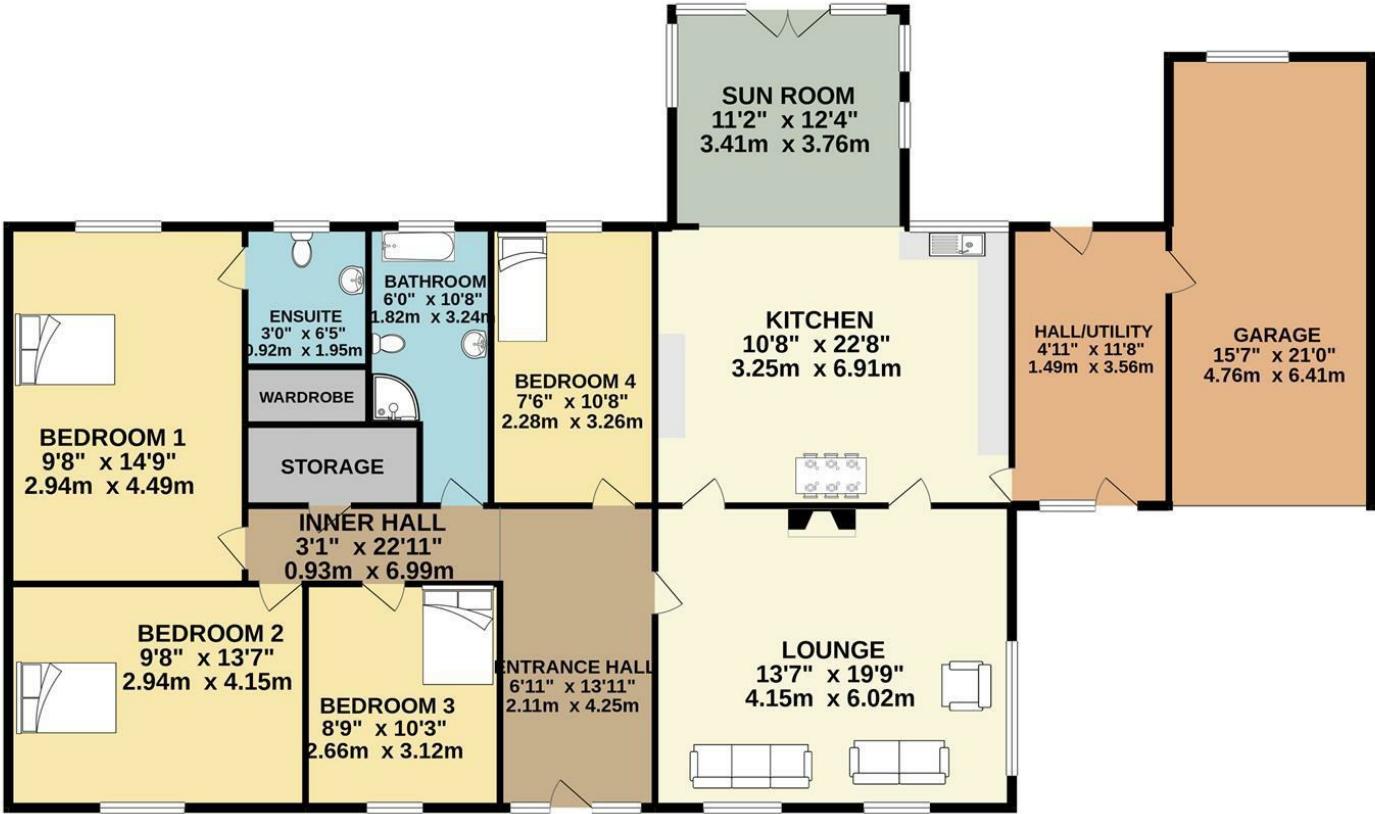
FEATURES

- Extremely sought after location
- Quiet and picturesque countryside location
- Exceptional interior décor
- Walls and attic reinsulated
- Carefully manicured and landscaped gardens
- Fully alarmed
- PVC double glazed windows
- PVC fascia and soffit
- Gated entrance
- Outside Tap
- Attached Garage
- Storage Sheds
- Mains water & well water
- Septic tank
- Oil fired central heating & solid fuel



FLOOR PLAN

GROUND FLOOR
1830 sq.ft. (170.0 sq.m.) approx.



TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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 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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