Raymond Potterton

4 Cul Ronain Park Ballivor Co. Meath, C15 KTR9

€325,000

BER C2

A stunning 4 bedroom detached residence located within walking distance to Ballivor.

This elegant and spacious property of c.1900sq. ft. is presented in turnkey condition throughout.

4 Cul Ronain Park Ballivor Co. Meath, C15 KTR9

1900.00 sq ft   4 Bedrooms   3 Bathrooms

INSTRUCTION

The property boasts many features such as spacious living accommodation, fully fitted kitchen, enclosed front driveway and landscaped rear garden with side access.

Number 4 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

Walking distance to all the amenities in Ballivor and a 10 minute drive to the Beautiful Town of Trim. Dublin is very accessible and is within 40 minutes to the M50.

Accommodation includes Entrance Hall, Lounge, w.c., Reception room / Study, Kitchen, Dining room, Utility Room, 4 Bedrooms (Master Ensuite) and Bathroom.

FIXTURES & FITTINGS

All flooring, curtains, blinds, oven and hob are included in the sale.

FEATURES

• Great condition throughout
• Four double bedrooms
• Oil fired central heating
• Walled in rear landscaped garden
• Maintenance free exterior
• Cobble lock driveway
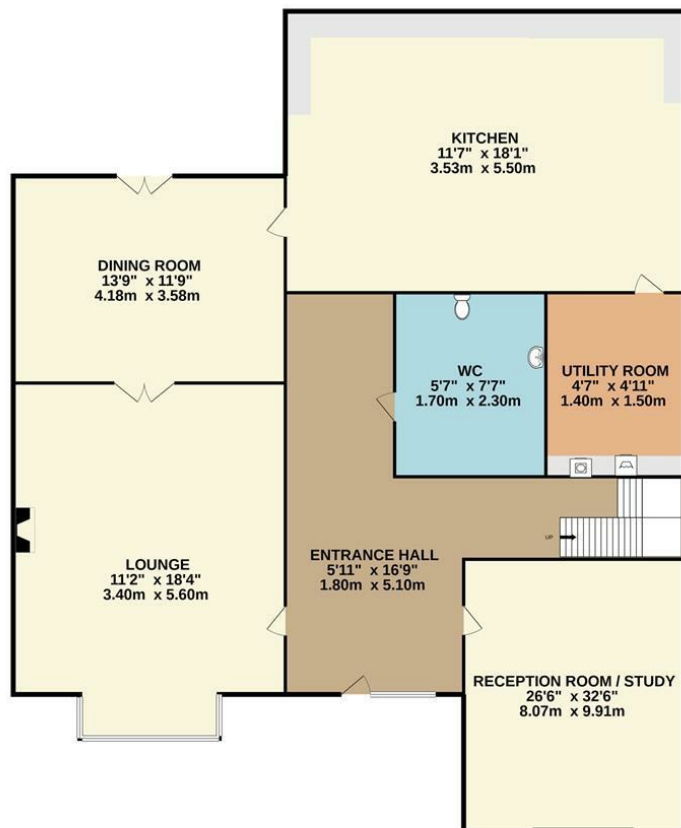• Double glazed windows

DIRECTIONS

Cul Ronain Park" is located on the Trim road on the right hand side coming from Trim, on entering the development number 10 is located on your right hand side and is identified by our "For Sale" board.
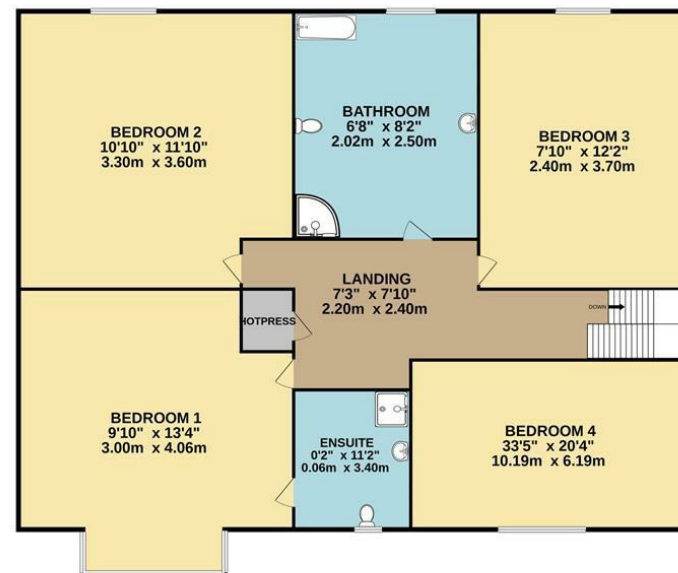
GROUND FLOOR

1ST FLOOR

KITCHEN
11'7" x 18'1"
3.53m x 5.50m

DINING ROOM
13'9" x 11'9"
4.18m x 3.58m

WC
5'7" x 7'7"
1.70m x 2.30m

UTILITY ROOM
4'7" x 4'11"
1.40m x 1.50m

LOUNGE
11'2" x 18'4"
3.40m x 5.60m

ENTRANCE HALL
5'11" x 16'9"
1.80m x 5.10m

RECEPTION ROOM / STUDY
26'6" x 32'6"
8.07m x 9.91m

BEDROOM 2
10'10" x 11'10"
3.30m x 3.60m

BATHROOM
6'8" x 8'2"
2.02m x 2.50m

BEDROOM 3
7'10" x 12'2"
2.40m x 3.70m

LANDING
7'3" x 7'10"
2.20m x 2.40m

HOTPRESS

DOWN

BEDROOM 1
9'10" x 13'4"
3.00m x 4.06m

ENSUITE
0'2" x 11'2"
0.06m x 3.40m

BEDROOM 4
33'5" x 20'4"
10.19m x 6.19m

TOTAL FLOOR AREA : 1900sq.ft. (176.5 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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