








Grennanstown Cottage is a fine 3 bedroom bungalow extending to c. 118 sq.m. sitting on a mature and spacious site of c. 0.4 acres.

Grennanstown Athboy Co. Meath C15ND80

 1270.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

The property benefits from dual vehicular access and a tarmac driveway to the front and two gated sides accesses to the rear yard which is home to a fine sized shed. The gardens are mature and have a number of mature trees and well established hedges.

Internally the property is spacious offering good sized living and bedroom accommodation.

Located in a lovely quiet country setting just 2.5km from Athboy.

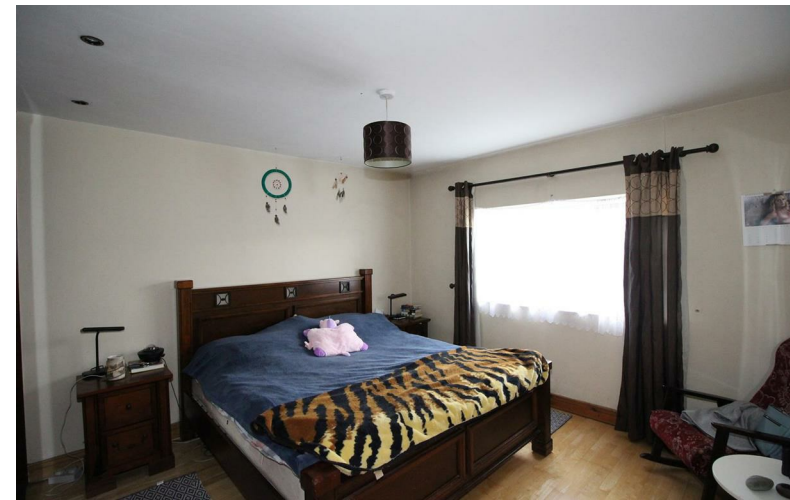
Accommodation includes Entrance Porch, Entrance Hall, Lounge, Kitchen / Dining, 3 Bedrooms, Guest w.c. and Bathroom. Garage.

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, integrated dishwasher, integrated fridge freezer, washing machine and garden shed are included in the sale

FEATURES

- Dual vehicular entrances
- Spacious and mature site
- Lovely countryside location
- Good sized bungalow with extension potential
- Excellent access to M3
- Attic partly floored





ACCOMMODATION

Entrance Porch

With hardwood door with leaded glass side panels and wooden flooring.

Entrance Hall

With wooden flooring, feature arch, recessed lights and storage cupboard.

Lounge

With wooden flooring and hardwood fireplace with open fire.



Kitchen / Dining

With tiled flooring, splashback tiling, built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher and washing machine. With solid fuel stove (back boiler) and open plan to Dining 2.37 x 1.91 with tiled flooring.

Bedroom 1

With wooden flooring, built in wardrobes, recessed light and centre light.

Bedroom 2

With wooden flooring and built in wardrobes.

Bedroom 3

With wooden flooring.

Guest w.c.

With tiled flooring, tiled walls, w.c., w.h.b., recessed lights and built in storage.

Bathroom

With tiled flooring, tiled walls, w.c., dual w.h.b. with vanity unit, wall mounted mirrors, corner bath, shower with Triton, heated towel rails and recessed lights.

Shed

5.96 x 3.27
With electricity.

DIRECTIONS

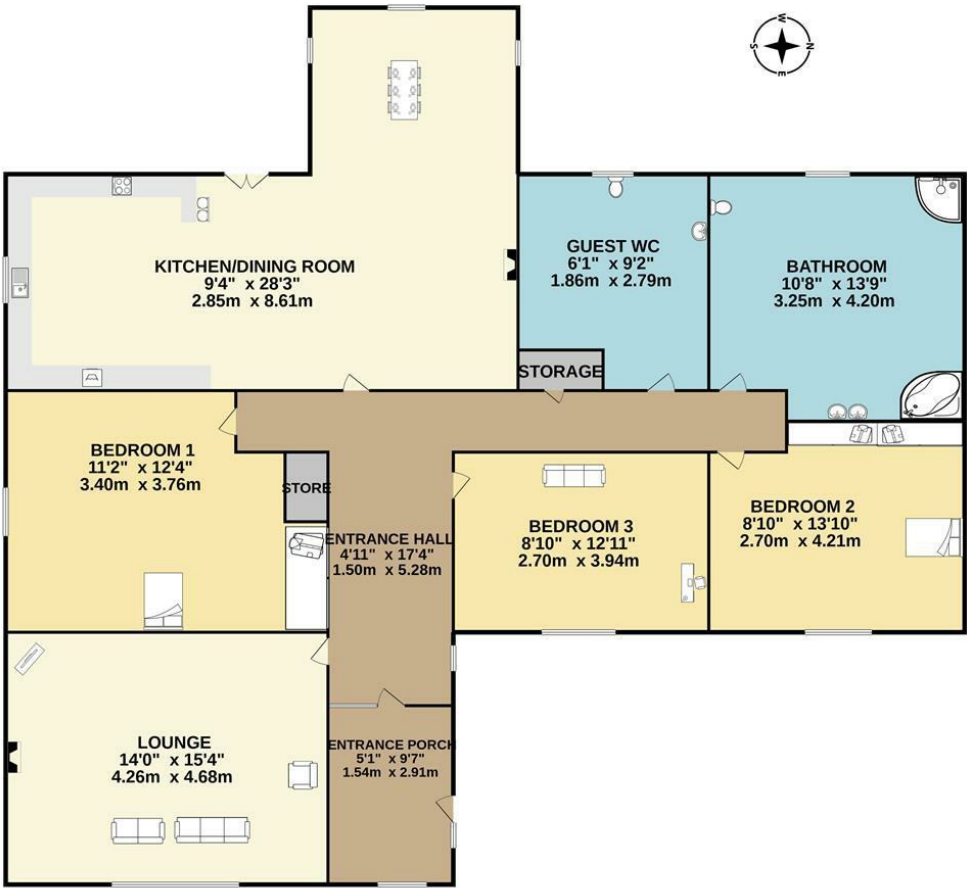
From Dublin travel along the M3 and exit at Junction 9. Take the N51 into Athboy. In Athboy turn right on Connaught Street. Take the left onto the Cloran Road. Travel for 2.5kms and turn left. The property is located a short distance on the right hand side identified by our For Sale Sign.





FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1270sq.ft. (118.0 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.

Made with Metropix ©2021