



11 Steeplechase Wood, Ratoath, Co. Meath A85 HX48
Asking Price €540,000





An exceptional 5 bedroom detached house extending to c. 162 sq.m. This property occupies a prime site in Steeplechase Wood on the corner overlooking a lovely green area to the front.

Steeplechase is a popular and much sought after development located on the Skyrne Road within walking distance of Ratoath Village.



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1744.00 sq ft



5



3

INTRODUCTION

The exterior is most attractive with a brick and rendered façade and wooden double glazed windows.

There is a spacious cobblelock driveway to the front with lovely manicured lawns either side. The back garden is beautifully landscaped with paving, carefully placed flowerbeds all complimented with well placed decorative stone paths. The garden shed is tucked to one side and benefits from having power connected.

Internally this property will not disappoint. It is presented to showhouse standard and there are many features such as a modern kitchen with centre island incorporating dining table, extensive tiling, feature fireplace, solid fuel stove, top quality flooring, panelling, modern flooring and exceptional storage with an array of built in storage and media units. The Master Bedroom now incorporates a beautiful walk in wardrobe (originally a bedroom).

Ratoath Village offers a wide variety of local, sporting and recreational amenities. It is within close proximity to Dublin City and Airport with easy access to M3, M2 and M50.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Bedroom 5 / Study, Guest W.C., 4 Bedrooms (Main Ensuite & Walk in Wardrobe) and Bathroom.

FEATURES

- Gas fired central heating
- Quiet cul de sac location
- Exceptional interior décor
- Excellent storage throughout
- Master suite with bedroom, ensuite & walk in wardrobe
- Newly fitted kitchen
- Stira to attic - partially floored
- Excellent storage

OUTSIDE

- Beautifully landscaped rear gardens
- Cobblelock driveway and front garden
- Garden Shed
- Enclosed side access ideal for storage
- Double glazed wooden windows
- PVC fascia and soffit
- Fibre broadband
- Fully alarmed

FIXTURES & FITTINGS

All flooring, blinds (except Roman blinds in Bedroom 2), curtains (except Lounge & Bedroom 3), oven, extractor fan, integrated dishwasher, integrated fridge freezer, storage and media units in Lounge, Dining and Study, radiator covers and garden shed are included in the sale.







ACCOMMODATION

Entrance Hall

5.42m x 1.93m (17'9" x 6'3") - With hardwood front door with leaded glass side panel, wooden flooring and attractive panelling.

Lounge

6.55m x 3.77m (21'5" x 12'4") - With wooden flooring, feature marble fireplace with solid fuel stove, built in units with open and closed storage, bay window, double doors with large glass panel inserts and T.V. point.

Kitchen / Dining

9.1m x 4.17m (29'10" x 13'8") - A most attractive and bright open plan room with tiled flooring, modern built in high gloss wall and floor units with granite worktop, centre island with built in dining table incorporated with glass tops, stainless steel sink unit, Stoves double oven with glass splashback, extractor fan, integrated fridge freezer and integrated dishwasher. Open plan to a spacious living area with patio door to the rear garden, built in wall mounted media and storage unit and TV point.

Utility

2.25m x 1.63m (7'4" x 5'4") - With tiled flooring, splashback tiling, plumbed for washing machine and tumble dryer.

Guest w.c.

With vinyl floor covering, splashback tiling, w.c. and w.h.b.

Study / Bedroom 5

3.63m x 2.9m (11'10" x 9'6") - With wooden flooring and built in media unit with sliding doors with hanging storage.

Landing

With carpet, hotpress and sitra to the attic (partly floored).



Master Suite

4.66m x 3.29m (15'3" x 10'9") - With carpet and custom made sliding doors with full length mirror to Bedroom 5 / Walk in wardrobe.

Ensuite

3.17m x 1.69m (10'4" x 5'6") - With vinyl floor covering, partly tiled walls, w.c., w.h.b. and shower with Mira power shower.

Walk in Wardrobe

2.62m x 2.57m (8'7" x 8'5") - With carpet, built in wardrobes with hanging and shelf storage and attractive window seat. (Originally the 5th Bedroom on the first floor).

Bedroom 2

4.12m x 2.76m (13'6" x 9'0") - Dual aspect room to the front with carpet and built in wardrobes.

Bedroom 3

3.23m x 2.89m (10'7" x 9'5") - With carpet, built in wardrobes. and ethernet cable connection.

Bedroom 4

3.06m x 2.56m (10'0" x 8'4") - With carpet and built in wardrobes.

Bathroom

2.22m x 2.21m (7'3" x 7'3") - With vinyl floor covering, partly tiled walls, w.c., w.h.b. with vanity unit and bath with Mira Power shower.

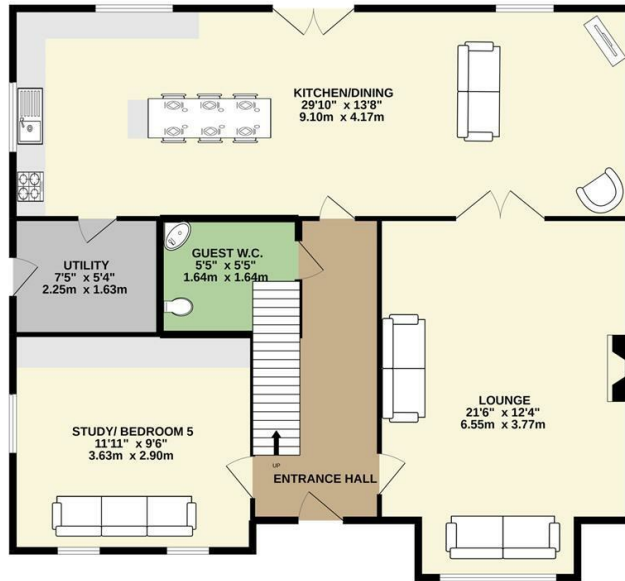
DIRECTIONS

From Dublin take the N3 and take a right onto the R155 to Ratoath. Proceed to the village of Ratoath. In the village at the junction (Supervalu is on your left) take a right and then immediate left. At the traffic lights turn left and take the first left. Take the next two left turns and the property is located on the left hand side identified by our For Sale Sign.

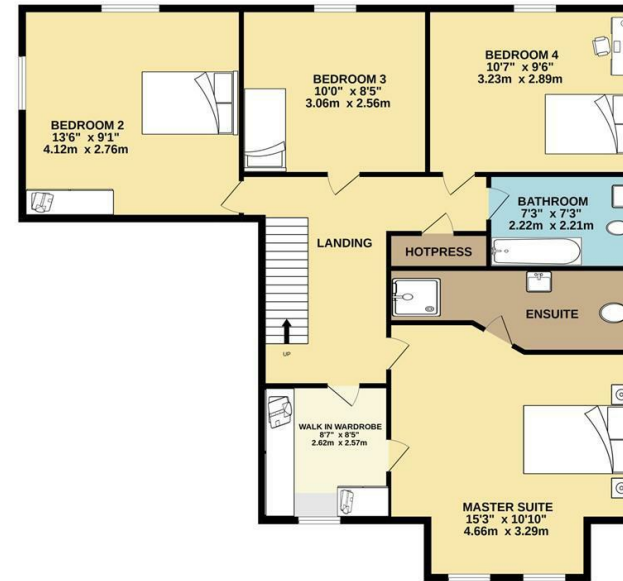


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1744sq.ft. (162.0 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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