

An exceptional 4 bedroom detached bungalow, extending to c. 162 sq.m. sitting on c.1.4 acre of beautifully landscaped gardens in a very sought after area in Trim offering excellent accessibility to Dublin City.

A stunning home viewing is highly recommended to fully appreciate all the qualities this home offers.







# Newtown, Clonbun, Trim, Co. Meath C15H223



1744.00 sq ft



4



3

Amazingly located on the Dunderry Road less than 1km from Trim. Newtown Clonbun is a most attractive residence built in 1992. It boasts a lovely painted well kept exterior finish with sweeping driveway from the entrance which is surrounded to the front by rolling lawns, mature hedges and trees. There is a detached garage to one side of the site with a driveway offering plenty of space for parking and charging of electric vehicles.

The entire site is bounded on all sides with mature hedging and colourful flower beds dotted around, all of which set the tone of this fine home. The gardens to the rear are a Gardener's paradise. There is a patio area nicely secluded to the front of the garden and numerous little stops with wooden benches offering the ideal location for a spot of relaxation, not to mention the tree house – where one could just escape and enjoys the labours of the beautiful garden. The garden is very manageable and the rear of the site benefits from a wilding meadows, vegetable patches and a wooded area. The snowdrops are everywhere, so beautiful!

Internally the property is most welcoming, it is excellently presented and aimed at a family living. It has been upgraded throughout the years with investment in extra insulation, stoves, solar panels and car charging port, all of which will no doubt benefit the new owners economically. The overall presentation of this property emphasises the owner's attention to detail. The Kitchen / Dining / Living area is bright, modern with a spacious open plan layout all centred around a gorgeous solid fuel stove. Along with this there is a cosy lounge to the front and a sunroom to the rear. All the Bedrooms are spacious and offer built in storage space.

This fine residence clearly enjoys the resources of Trim Town and the close proximity to Dublin City and Airport yet also benefits from the peaceful tranquil setting of country living.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room / Living, Sitting Room, Utility, Guest W.C., 4 Bedrooms (Main ensuite) and Bathroom. Detached Garage.

## ACCOMMODATION

### Entrance Porch

8'5" x 6'8"

With tiled flooring and PVC door and windows.

### Entrance Hall

15'5" x 8'2"

With PVC front door with glass side panels, tiled flooring, coving, centrepiece and dado rail.

### Lounge

13'7" x 11'10"

With wood effect tiled flooring, hardwood fireplace with solid fuel stove insert, coving, centrepiece and TV point.

### Kitchen / Dining / Living

23'1" x 12'11"

Kitchen / Dining with tiled flooring, built in cream wall and floor units, integrated fridge, integrated dishwasher, splashback tiling, coving, solid fuel stove with back boiler, hotpress and door to Utility. Open plan to Living 4.83 x 3.17 Dual aspect area with tiled flooring.

### Sunroom

11'8" x 10'5"

With tiled floor and patio doors to the rear garden.

### Utility

9'8" x 7'2"

With tiled flooring, plumbed for washing machine, storage cupboard and door to the rear.

### Guest w.c.

3'9" x 3'9"

With tiled flooring, w.c. and w.h.b.

### Inner Hall

18'6" x 3'7"

With tiled flooring, coving and dado rail.

### Bedroom 1

11'10" x 10'9"

With carpet and built in wardrobes.











#### Ensuite

6'5" x 3'7"

With tiled flooring, tiled walls, w.c., w.h.b. and shower with Triton T90xr.

#### Bedroom 2

11'10" x 10'9"

With carpet and built in wardrobes.

#### Bedroom 3

11'10" x 10'9"

With carpet and built in wardrobes.

#### Bedroom 4

11'10" x 9'8"

With carpet and built in wardrobes.

#### Bathroom

12'5" x 3'6"

With tiled flooring, tiled walls, w.c., w.h.b with vanity unit, bath, walk in shower with shower screen and heated towel rail.

#### Garage

40' x 20'

With roller door, attached boiler house and solar panels.

#### FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven, hob, extractor fan, integrated fridge and dishwasher are included in the sale.

#### FEATURES

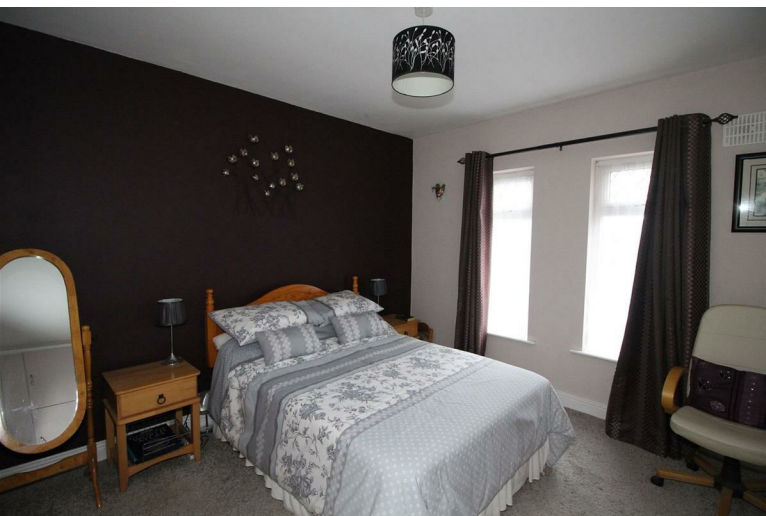
- Amazing Bungalow on an extremely well presented site
- Exceptionally presented throughout
- Beautifully landscaped gardens extending to c. 1.4 acres
- Entrance with tarmac driveway, rolling lawns and mature trees
- Residence built in 1992 and upgraded throughout the years
- Walls and attic reinsulated
- Solar Panels (Active 8)
- Zappi car charger
- Amazing countryside location on the outskirts of Trim
- Fully alarmed
- Oil fired central heating, solid fuel back boiler & solar panels
- Septic Tank
- Mains Water

#### OUTSIDE

- Detached Garage
- Tree House
- Landscaped garden with wild flower meadow and wooded area
- Beautiful array of shrub and flowerbeds
- Selection of Silver Birch, Larch and Beech
- Raised vegetable patch
- Rain water tank
- PVC Double glazed windows
- PVC Facia and Soffit

#### DIRECTIONS

C15 H223



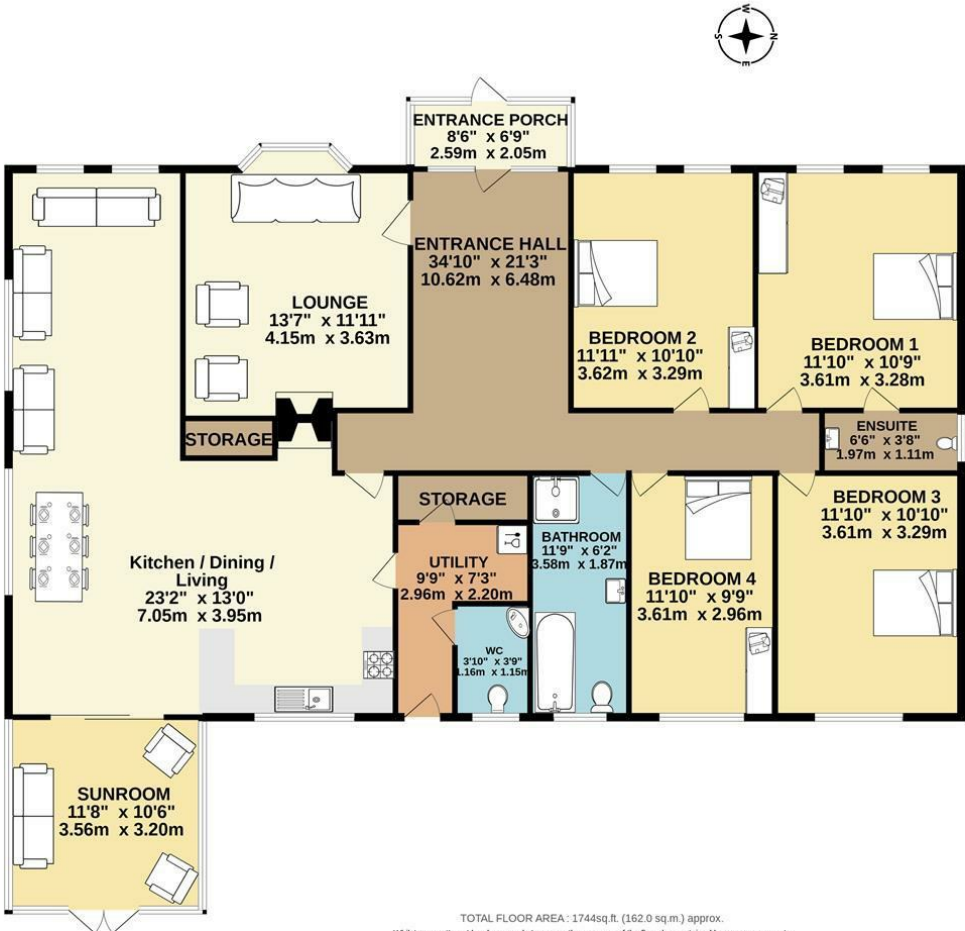






FLOOR PLAN

GROUND 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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