








A very impressive 3/4 bedroom detached family home on c.0.45 Acres extending to c. 114 sq.m. excellently located on a lovely elevated site on the outskirts of Slane Village.

Cullen Slane Co. Meath C15FX62

 1227.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

This is a most attractive bungalow residence with mature lawns to the front with a gated front driveway.

The residence is on a lovely elevated part of the site and benefits from amazing views to the rear. The back garden is neatly manicured with mature trees and boundary hedges.

Internally the property is very well presented. There is a lovely lounge to the front with a modern kitchen / dining space with newly fitted kitchen to the rear.

There are many features including top quality flooring, modern kitchen, upgraded bathroom and ensuite, solid fuel stove insert (open fire with back boiler), upgraded windows and doors.

This house is flooded with light. It is evident the current owners maintained and continuously upgraded this property over the years and is ready for immediate occupation.

The property is located on the Dublin side of the N2 on the outskirts of Slane Village providing excellent accessibility to Dublin City / Airport.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Reception / Bedroom 4, Utility, 3 Bedrooms (Main ensuite) and Bathroom.

FIXTURES & FITTINGS

All flooring, curtains (except lounge), light fittings, oven, hob, extractor fan, fridge freezer, tumbler dryer, water softener and garden shed are included in the sale.





DIRECTIONS

From Dublin travel along the M2. At the roundabout turn left onto the N2 towards Slane. The property is located on the left hand side identified by our for sale sign.

ACCOMMODATION

Entrance Hall

With composite front door with glass side panels, wooden flooring and telephone point.

Lounge

With wooden flooring, feature wooden fireplace with cast iron insert (open fire with back boiler) with granite hearth, coving and T.V. point.

Kitchen / Dining

With wooden flooring, modern and newly fitted built in walls and floor units, splash back tiling, stainless steel sink unit, oven, hob, extractor fan, microwave, dresser, coving and patio doors to the rear garden.

Reception / Bedroom 4

With wooden flooring, limestone fireplace with solid fuel stove insert and coving.

Utility

With tiled flooring, built in wall and floor units, tumble dryer, plumbed for washing machine and door to the rear garden.

Hall

With wooden flooring.

Bedroom 1

With carpet, built in wardrobes and coving.

Ensuite

With tiled flooring, tiled walls, w.c., w.h.b. with vanity unit, shower with Triton T90sr and heated towel rail.

Bedroom 2

With wooden flooring and sliderobes.

Bedroom 3

With wooden flooring, built in wardrobes and coving.

Bathroom

With tiled flooring, tiled walls, w.c., w.h.b. with vanity unit, shower with Triton T90sr and heated towel rail.

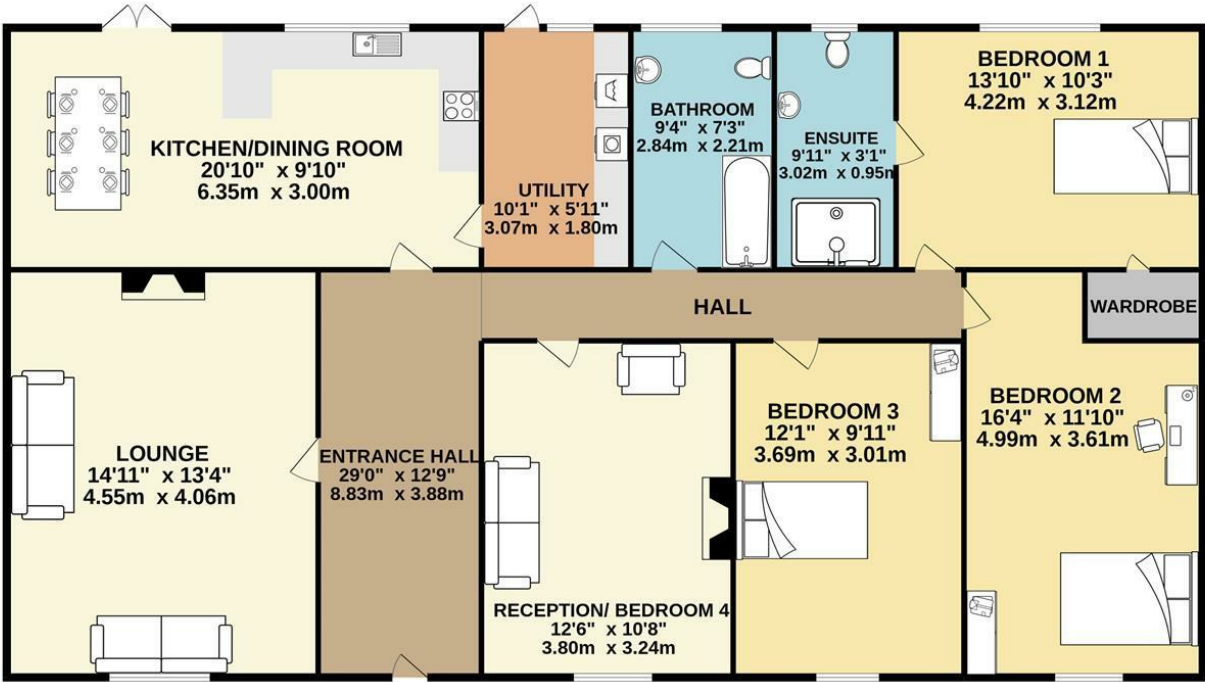
FEATURES

- Exceptional location on the outskirts of Slane Village
- Very well presented throughout
- Amazing site with great views
- Large landscaped rear garden
- Enclosed front garden and driveway
- Double glazed windows & Doors (upgraded)
- Wooden fascia and soffit
- Oil fired central heating, solid fuel stove, open fire with back boiler
- Fully alarmed
- Fibre broadband



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1227sq.ft. (114.0 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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