

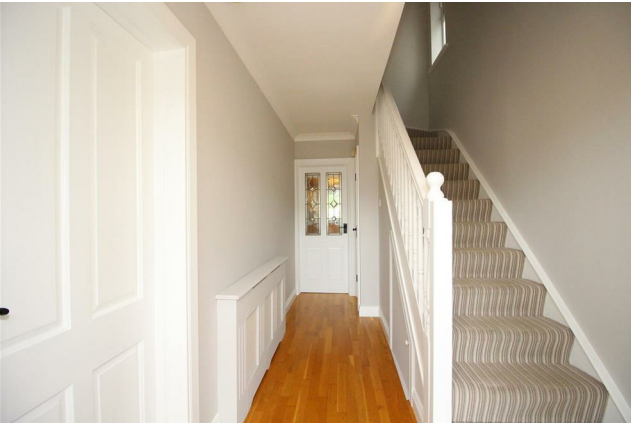



Raymond
Potterton

12 The Drive Drogheda Co Louth, A92 Y29N

€295,000


BER C2





12 The Drive Riverbank is a very impressive 4 bedroom semi detached house ideally located 2kms west from Drogheda Town Centre and within close proximity to the boardwalk to the restored Oldbridge House.



12 The Drive Drogheda Co Louth, A92 Y29N

 1238.00 sq ft

 4 Bedrooms

 3 Bathrooms

Internally this property is spacious and is presented in excellent condition. Riverbank is a popular development and this property which is ready for immediate occupation will be attractive for people searching for a beautiful family home.

This property benefits from a walled in driveway and front garden. The back garden is private and is fully paved leaving it maintenance free.

The property is located walking distance to Drogheda and within 3 minutes walking distance to St. Oliver's community college. There are many local amenities on the doorstep including Aura Pool and Leisure complex. Access to Dublin City is great via the M1 and the train offers a great choice for commuters also.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Utility, 4 Bedrooms and Bathroom.

FEATURES

- Excellently presented throughout
- Solid wood flooring
- Built in wardrobes in all bedrooms
- Garden shed
- PVC double glazed windows
- Modern doors and handles
- Combined water softener and filtration system
- Attic partially floored with lights and sockets
- Fully alarmed





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, dishwasher, microwave oven, fridge/freezer, condenser dryer and garden shed are included in the sale.



ACCOMMODATION

Entrance Hall

4.42 x 2.02

With hardwood front door with stained glass inserts, solid wooden flooring, under stairs storage and radiator cover.

Lounge

5.09 x 3.44

With solid wooden flooring, feature wooden fireplace (gas fire) with granite hearth, coving and T.V. point.

Dining

3.97 x 2.86

With solid wooden flooring and patio doors to the rear garden.

Kitchen

7.38 x 2.61

with tiled flooring, built in walls and floor units, splash back tiling, vaulted ceiling with Velux window, stainless steel sink unit, oven, hob, extractor fan, double fridge freezer, dishwasher, condenser dryer and door to the size.

Utility

With washing machine and countertop.

Landing

With carpet and hotpress including power shower pump.

Bedroom 1

4.31 x 3.40

With carpet and built-in wardrobes.

En-Suite

1.89 x 1.7

With tiled walls, tiled floor, w.c., w.h.b., shower tray (1000mm x 800mm) and heated towel rail.

Bedroom 2

3.71 x 2.75

With solid wooden flooring and built in wardrobes.

Bedroom 3

3.34 x 2.13

With solid wooden flooring and built in wardrobes.

Bedroom 4

2.79 x 2.64

With carpet and built-in wardrobes.

Bathroom

1.97 x 1.79

With vinyl flooring, partly tiled walls, w.c., w.h.b. and bath.

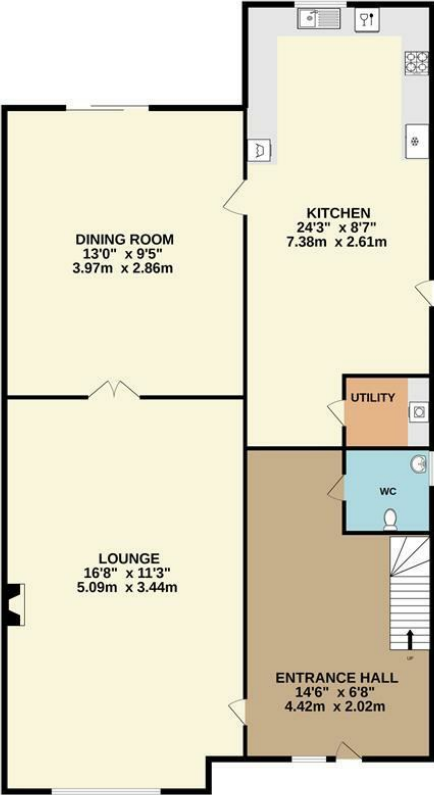
DIRECTIONS

A92 Y29N

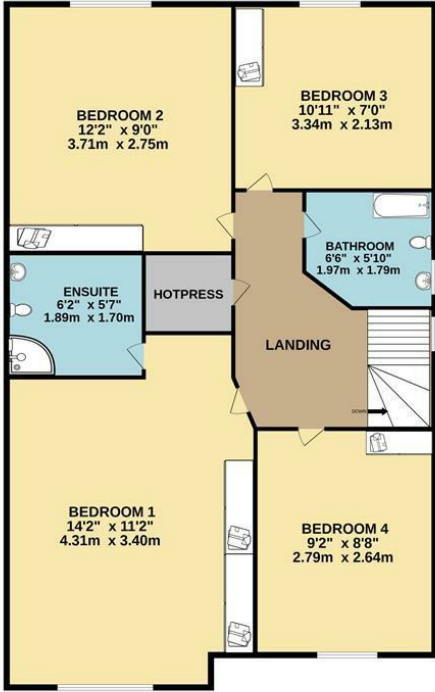


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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