





An amazing detached residence extending to c. 231 sq.m sitting on c.0.75 acres of carefully manicured lawns in a very sought after area offering excellent accessibility to Dublin City.



Greenpark, Dunshaughlin, Co. Meath A85 EH52



2486.00 sq ft



4



2

Greenpark is a most attractive residence built in 2005 and boasts a beautiful stone façade complimented with a red brick finish. The residence is approached from a fine stone entrance with wrought iron gates and is enhanced with a full tarmac driveway and mature lawns to the front. The property is enclosed both sides with gated access and there is plenty of room alongside the very fine garage for parking to the rear. The entire site is bounded on all sides with mature hedging. There is a beautiful patio to the rear overlooking a well-manicured back lawn.

Internally the property is excellently presented and aimed at a family living. There is a large kitchen / living room with open plan accommodation to the sunroom. Each room is large and in addition to the living areas downstairs there is a room ideal for a playroom or an office. The bedroom accommodation is well proportioned with a large master suite.

Accommodation briefly comprises of Entrance Hall, Lounge, Kitchen / Dining, Sunroom, Office / Playroom, Utility, Guest w.c., 4 Bedrooms (Main Ensuite), Bathroom and Garage.

Excellently located less than 1 km from Skryne / Ratoath Road, 6kms Dunshaughlin and 7kms Ratoath. Accessibility to the M1, and M3 is excellent leaving Dublin City & Airport within easy reach. Navan, Dunsahughlin, Ratoath and Asbourne are all on the doorstep.

ACCOMMODATION

Entrance Hall

16'6" x 8'9"

Spacious entrance hall with tiled flooring, hardwood door with leaded glass side panels and oak staircase.

Lounge

17'7" x 14'4"

Elegant room with wooden flooring, feature marble fireplace (open fire), coving, TV point and door to Study / Playroom.

Study / Playroom

11'1" x 10'4"

With wooden flooring.

Kitchen / Dining

28'7" x 14'3"

Superb kitchen with open plan to a large dining space with dual aspect. Kitchen fitted with modern tiled flooring, built in wall and floor units, tiled splashback, stainless steel sink unit, solid fuel Stanley oven, oven, hob, extractor fan and dishwasher. Dining area with tiled flooring with double door to Sunroom.

Sunroom

13'10" x 13'7"

With tiled flooring, and patio doors to the rear garden.

Utility

12'7" x 7'11"

With tiled flooring, built in wall and floor units, washing machine and door to rear Porch.

Rear Porch

7'4" x 6'2"

With tiled flooring and PVC door.

Landing

19'10" x 12'10"

With wooden flooring.

Bedroom 1

14'9" x 14'2"

With wooden flooring, built in TV unit and walk in wardrobe (2.30 x 1.48) with wooden flooring and incorporating open hanging and shelf storage.

Ensuite

8'5" x 7'6"

With tiled flooring, tiled walls, w.c., w.h.b, with vanity unit and double shower with Triton T90si.





Bedroom 2

15'7" x 10'8"

With wooden flooring and built in wardrobes.

Bedroom 3

13'8" x 12'8"

With wooden flooring and built in wardrobes.

Bedroom 4

14'7" x 9'6"

With wooden flooring and built in wardrobes.

Bathroom

9'1" x 8'3"

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

Garage

34'9" x 24'6"

With roller door, office, w.c. and floored lofted area.

Shed

22'3" x 12'0"



FIXTURES & FITTINGS

All flooring, light fittings, oven, hob, extractor fan, dishwasher, Solid fuel Stanley oven and washing machine are included in the sale.

FEATURES

- Quiet and much sought-after location
- Stone entrance with wrought iron gates
- Exceptional landscaped gardens
- Top quality interior décor
- Spacious living accommodation
- Double glazed windows and doors
- Attractive tarmac driveway bounded with mature lawns and hedges

SERVICES

- Oil fired central heating
- Solid fuel Stanley oven
- Mains Water
- Bio cycle

DIRECTIONS

A85 EH52

From Ratoath travel along the Skryne Road for 7.1kms and turn right. Continue for 0.75km and the property is located on the right hand side.

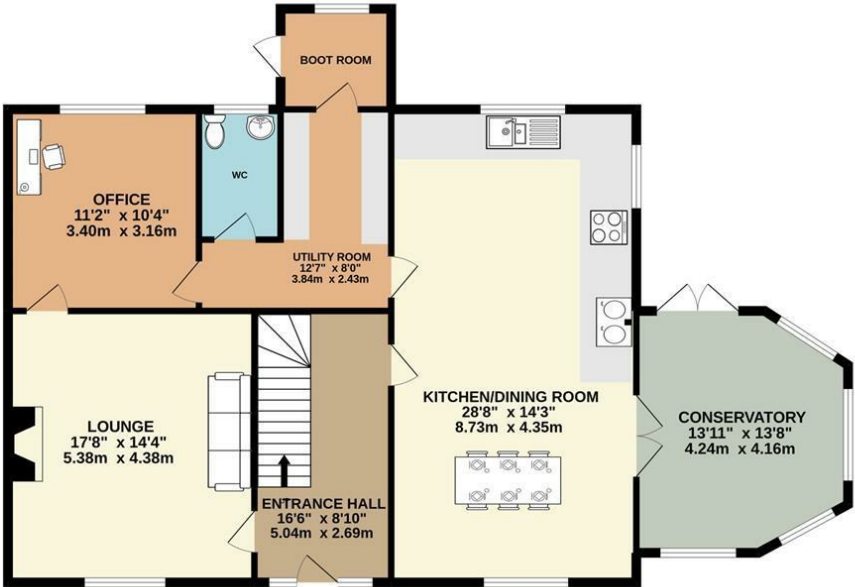




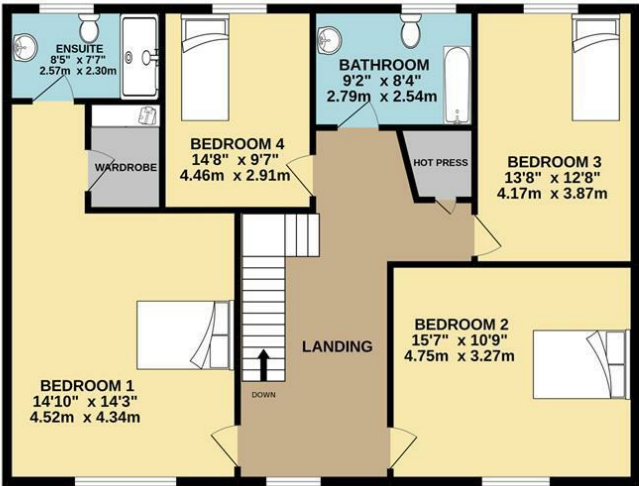


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2486sq.ft. (231.0 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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