



Addinstown, Delvin, Co. Westmeath N91 P9D6
Asking Price €490,000





An Exceptional Residence on c. 1.2 Acres in a tranquil yet convenient location, just off the N51 and only 5 minutes from Athboy and Delvin. This popular address enjoys peaceful countryside living and is within easy reach of all the amenities of Athboy.



Addinstown, Delvin, Co. Westmeath N91 P9D6



2088.00 sq ft



5



3

This stunning residence expands to over 2,000 sq ft. and is in immaculate condition throughout. This property has been constructed to the highest standards in 2006 and has been enhanced and maintained to an extremely high standard.

Internally the accommodation is bright and includes entrance hall, two reception rooms, kitchen/diner, utility, sunroom, one bedroom and bathroom on the ground floor and at first floor level there are four more bedrooms one of which is ensuite and a bathroom.

Externally this amazing family home benefits from an impressive entrance with automated gates complemented by curved walls and piers. A sweeping drive leads up to the residence and to the garage at the rear.

The grounds are beautifully landscaped with extensive lawns, mature trees and hedgerows which provide complete privacy to the front. There is a detached Garage with dog kennels to the rear of the Garage.

The land to the rear is all under permanent pasture with mature boundaries and can be accessed via the residence or a public road to the rear. The land has more than 40 meters of road frontage to this road which has obvious future potential. The land is good quality and suitable for all agricultural purposes.

This is a truly remarkable home in pristine condition.

FIXTURES & FITTINGS

All fixtures & fittings are included in the sale.

ACCOMMODATION

Entrance Hall

21'3" x 9'10"

With tiled floors, light fittings and blinds.

Lounge

13'8" x 14'7"

With carpet, open fire, marble fireplace, curtain poles and curtains. Dual aspect.

Reception

11'4" x 14'1"

With carpet, open fire, wooden fireplace, curtain poles and curtains. Dual aspect.

Kitchen / Dining Room

11'10" x 19'11"

With tiled floors, light fittings, Stanley oil range, built in wall and floor units.

Conservatory

12'1" x 13'1"

With tiled flooring and an abundance of windows allowing the natural light to shine through.

Utility

5'10" x 7'10"

With tiled floors, built in wall and floor units.

Shower Room

5'4" x 6'10"

With w.c., w.h.b. and shower. Fully tiled.

Landing

With wooden floors.







Bedroom 1

11'5" x 13'9"

With wooden floors, curtain poles, curtains and built in wardrobes.

En-Suite

5'8" x 2'11"

With w.c., w.h.b. and shower. Fully tiled.

Bedroom 2

14'9" x 11'9"

With wooden floors, curtain poles and curtains.

Bedroom 3

13'9" x 14'5"

With wooden floors, curtain poles and curtains.

Bedroom 4

10'9" x 11'5"

With wooden floors, curtain poles, curtains and built in wardrobes.

Bedroom 5

7'9" x 10'6"

With carpet, light fittings, curtain poles and curtains.

Bathroom

7'2" x 7'10"

With w.c., w.h.b. and large corner shower. Fully tiled.

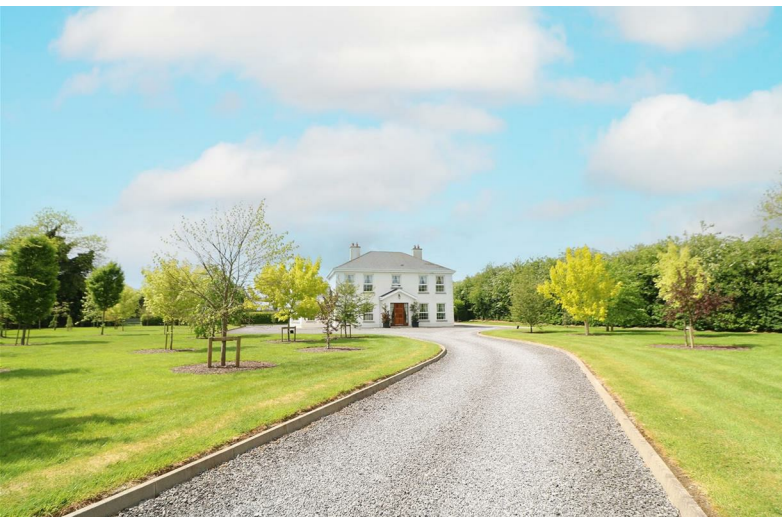
FEATURES

- Detached residence sitting on c.1.2 acres
- Large home with 194 sqm of living space
- Beautifully landscaped gardens with Mature trees and hedgerows
- Detached garage
- Oil Central Heating
- Double glazed windows
- Very well insulated
- Land to the rear of the property with potential for site (subject to planning)

DIRECTIONS

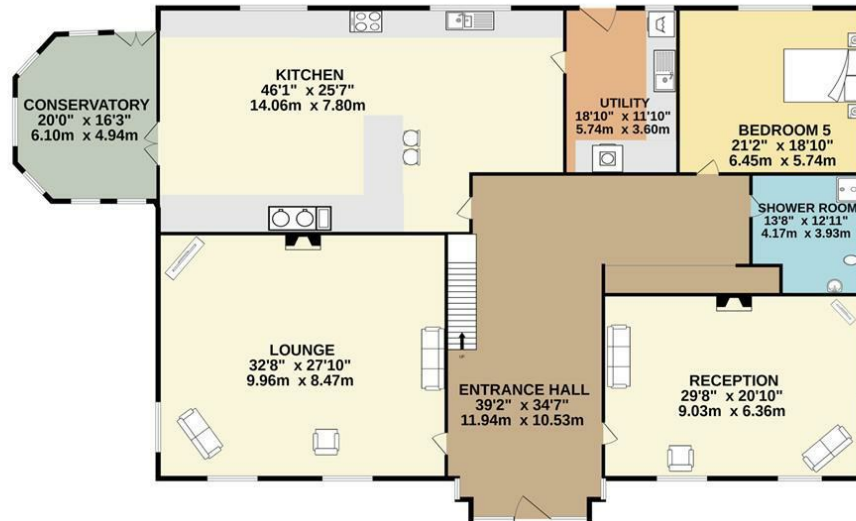
From Athboy proceed out the N51 Road towards Delvin take the right turn directly after Caucestown Castle. The house is approximately 1 km down the road and is identified by our for sale sign on the left hand side.



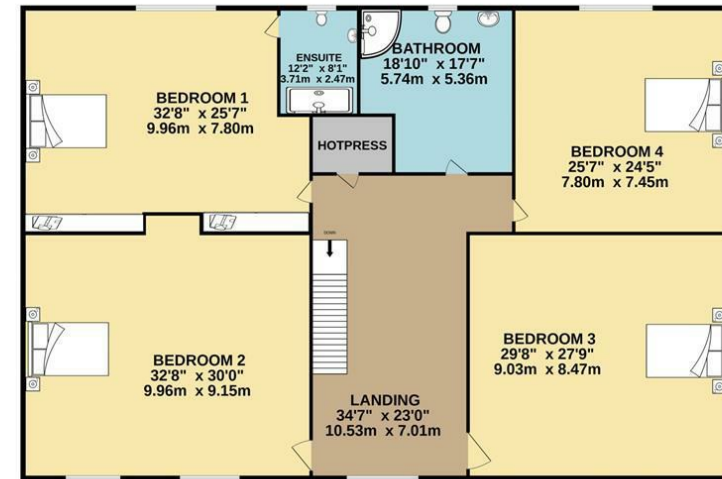


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2088sq.ft. (194.0 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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