



  
**Raymond  
Potterton**

**Kiltale, Dunsany, Co. Meath C15NW53**  
**Asking Price €535,000**

**BER C1**



An exceptional 4 bedroom detached bungalow, extending to c.140 sq.m. sitting on a prime site of c.0.5 acre nicely position on the Dublin Road in Kiltale.



# Kiltale, Dunsany, Co. Meath C15NW53



1507.00 sq ft



4



3

This is a very sought after area in a strong community setting of Kiltale and enjoys excellent access to Dublin City and Airport being only 8 kms from Trim on the Dublin Road.

Kiltale, Dunsany is a very attractive residence built in 1991 which was carefully maintained and upgraded over the years. It boasts a lovely painted exterior with fine gated entrance to one side of the property off the Kilmessan Road leaving the front of the property with uninterrupted view of a very mature front landscaped lawn.

The entire site is bounded with mature hedges and the back garden is a sun trap with a lovely patio, water feature and a hosts of beautiful plants and flowers.

Internally the property is most welcoming and excellently presented. The Kitchen and Dining open to the Living room providing an ideal family space. The kitchen is cosy centered around an oil fired Stanley and is flooded with light with its lovely large windows and dual aspect. The living room is modern with high quality wooden flooring, newly fitted fireplace and benefits from a solid fuel stove.

There is also a Lounge to the front and the bedrooms are all well proportioned. The two attic rooms are ideal rooms providing that extra 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, Utility, Guest W.C., 4 Bedrooms (Main Ensuite), Bathroom and two Attic Rooms.

The property is located within walking distance of the Church, Shop and Filling Station and Kiltale GAA and Club House. The European Commission for Food Audit and Teagasc College is located close by along with a bus stop with regular bus service to the City Centre & Airport.

In an area steeped in hurling I have no doubt this home will tick all the box for a potential purchaser and be the ultimate winner!

## ACCOMMODATION

### Entrance Porch

7'6" x 7'0"

With tiled flooring, feature brick wall, PVC double doors and windows.

### Entrance Hall

16'2" x 6'11"

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

### Lounge

15'11" x 11'10"

With carpet, coving, centrepiece and TV point.

### Kitchen / Dining

17'5" x 12'5"

Kitchen / Dining with tiled flooring, built in wall and floor units, integrated fridge, splashback tiling, stainless steel sink unit, oven, hob, extractor fan, oil fired Stanley Stove, coving, recessed lights and door to Utility. Double doors with leaded glass inserts to Living;





### Livingroom

16'9" x 12'5"

With wooden flooring, marble fireplace with solid fuel stove insert, built in media and storage units, coving, centrepiece and TV point.

### Utility

16'9" x 12'5"

With tiled flooring, washing machine, tumble dryer, counter top, freezer and door to the rear.

### Guest w.c.

6'1" x 2'4"

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

### Inner Hall

With tiled flooring, coving and dado rail.

### Bedroom 1

11'11" x 9'11"

With tongue and groove flooring and built in wardrobes.

### Ensuite

9'11" x 2'7"

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

### Bedroom 2

12'0" x 9'11"

With tongue and groove flooring and built in wardrobes.

### Bedroom 3

10'2" x 9'11"

With tongue and groove flooring and built in wardrobes.

### Bedroom 4

11'10" x 9'4"

With tongue and groove flooring.

### Bathroom

9'10" x 8'11"

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



### FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven, hob, extractor fan, integrated fridge, washing machine, tumble dryer, freezer, glass house and garden shed are included in the sale.





### FEATURES

- Excellent bungalow on prime and very well presented site
- Residence built in 1991 and upgraded throughout the years
- Exceptionally presented throughout
- Amazing countryside location on the outskirts of Trim
- Walls and attic reinsulated
- Solar panels
- Oil Fired Central Heating
- Mains Sewerage
- Mains Water
- Fibre broadband



### OUTSIDE

- Beautifully landscaped gardens extending to c. 0.5 acres
- Rolling lawns and gated entrance with mature trees to the front
- Beautiful array of shrub and flowerbeds
- Water feature and patio area
- Shed
- Glass house
- PVC Double glazed windows
- PVC Facia and Soffit



### DIRECTIONS

C15 NW53

From Dublin travel along the M3. Exit at Junction 6 and take the R125 Dunshaughlin / Trim. At the roundabout take the first exit onto the R125. At the next roundabout take the 2nd exit onto R125 / R154. Continue on the R154 for 19kms and take the right turn and the property is located on the left hand side identified by our For Sale sign.



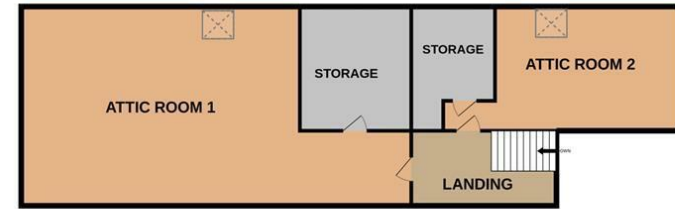


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1507sq.ft. (140.0 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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