





A superb country residence on c. 2.17 acres surrounded by beautifully landscaped and perfectly maintained private grounds. Approached by a curved tree lined driveway with electric entrance gates.



Grennanstown, Athboy, Co. Meath C15 YW26



2000.00 sq ft



4



3

Very attractively located in pleasant countryside but just situated just minutes from Athboy and within easy reach to M3 and M4 motorways to Dublin

This magnificent property was built in the last 20 years yet has the feel and charm of a period residence with the maturity of the grounds.

This family home has been constructed with the best quality building materials and features high levels of insulation and all modern services were installed.

Accommodation briefly consists of an entrance hall with feature front door and curved glass surround, Lounge with built in stove and dual aspect sash style windows, Reception room with double doors leading to Dining area, a stunning light filled Kitchen with ample wall and floor level units and bay window.

Another superb feature of this property is the large Utility room which benefits from built in wall and floor units, sink, cottage style half door large guest bathroom and home office just off the utility room.

This family home also features, a family bathroom & four large double bedrooms with the master bedroom benefiting from an ensuite and dual aspect views.

The grounds are beautifully landscaped with extensive lawns and specimen trees / shrubs providing all year round colour and interest.

The property also benefits from a large garage with electric roller door suitable for car storage or workshop use sitting on immaculate concrete pad.

There is a separate paddock with stables. The entire site is surrounded by mature hedging providing complete privacy.

This property is sure to be popular with the quality that's on offer and its proximity to Athboy.

FIXTURES & FITTINGS

The sale includes all flooring, curtains (except sitting room), blinds, light fittings (except Sittingroom), appliances except washing machine and tumble dryer.

FEATURES

- Mature Private Site of 2.17 acres
- BER TBC
- Bright & Spacious Living Accomodation of c.2,000 sq ft
- Sweeping driveway
- Garage
- Two large Patio area s
- Stables & Paddock
- Beautiful manicured lawns & hedgerow

ACCOMMODATION

Entrance Hall

15'1" x 8'10"

Tile flooring, feature front door with glass surrounds and coving.

Reception Room

13'7" x 12'8"

With central fireplace and insert stove, front & side facing windows offering pleasant views of the grounds, wood flooring and built In units.

Lounge

12'2" x 10'0"

Wood flooring, double doors to dining area and coving.





Kitchen / Dining

32'6" x 11'6"

Tile flooring, fully fitted kitchen with Belfast style sink, Oil Range, bay window, recessed lights and coving, Sliding doors to patio.

Utility Room

12'9" x 13'1"

Built-in storage presses, cottage style half door, tiled flooring and sink.

Guest w.c.

5'2" x 4'11"

With wash hand basin, w.c., shower and tiled flooring.

Study / Office

13'7" x 8'0"

Wood flooring.

FIRST FLOOR

Bedroom 1

13'7" x 8'0"

Dual aspect windows, carpet, coving, recessed lights and walk in wardrobe.

Ensuite

8'0" x 3'9"

Fully tiled walls & floor, wc, w.h.b. and shower.

Bedroom 2

12'1" x 10'2"

Wood flooring, coving and recessed lights.

Bedroom 3

13'8" x 9'10"

Built in wardrobe, wood flooring, coving and recessed lights.

Bedroom 4

11'9" x 6'6"

With carpet, coving and recessed lights.

Bathroom

9'0" x 5'4"

With w.c., w.h.b. and heated towel rail.

OUTSIDE

Garage

With Electric Roller door, Suitable for car storage or workshop

DIRECTIONS

From Athboy take the N52 towards Delvin travel for c 4km and turn right, the property is located on this road on the left hand side identified by our for sale sign.

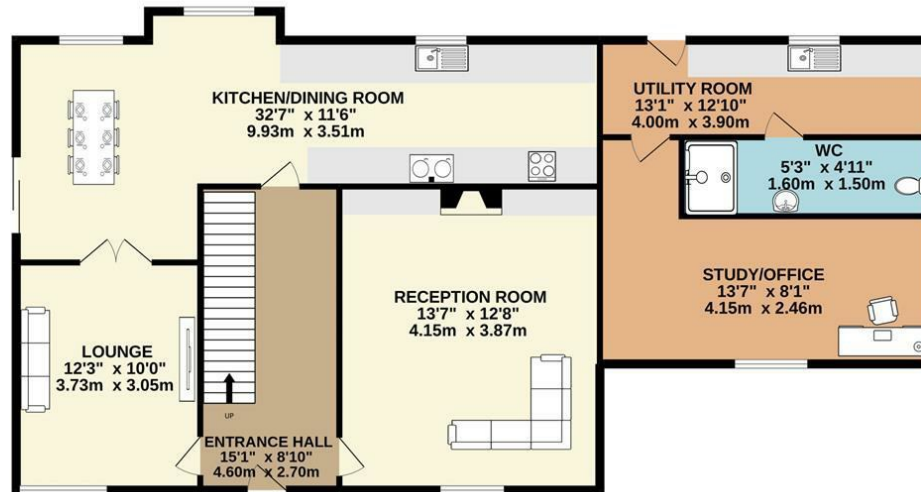




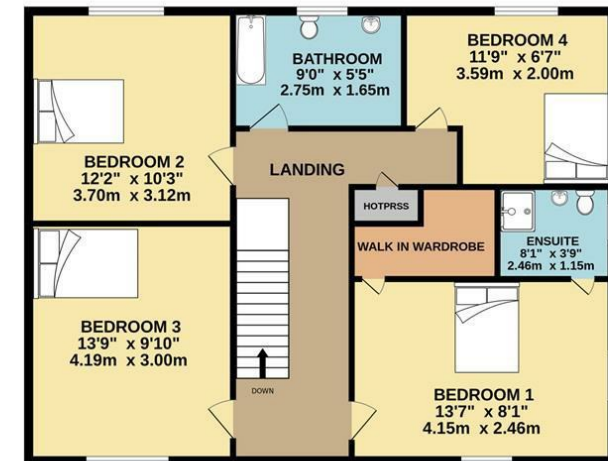


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2000sq.ft. (185.8 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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