



**Moygrehan Athboy Co. Meath C15VF62**

**€375,000**








A superb country residence extending to c. 1450sq.ft. on c. 5.7 acres.


Very attractively located in pleasant countryside location with nice views of the surrounding area and yet just 6km from Athboy and 13 km to M3 Motorway at Kells.






# Moygrehan Athboy Co. Meath C15VF62

 1453.00 sq ft

 3 Bedrooms

 2 Bathrooms

## THE RESIDENCE

This magnificent property was built 15 years ago, and is in excellent condition throughout having been meticulously maintained by its current owners.

Accommodation briefly consists of an entrance hall, reception room, a stunning kitchen a large utility room, , master bedroom & en-suite, three more bedrooms and a family bathroom. The attic is ready for conversion with approx. 950sqft of floor space to work with.

The property boasts of a bright living /dining area and semi open plan kitchen dining area accessed by sliding doors on to a large patio area.

This property is sure to be very popular as it's a stunning family home ready to go and early viewing is advised.

## THE LANDS

The lands which extend to c.5.2 Acres are laid out in one division and has a separate entrance from the residence.

Modern yard with American style barn, 4 Large Stables, Wexford Sand 50ft Lunging Arena.

Automatic water/feed pots, tack room (fully wired), lean to with workshop & hay storage and wash bay.

The lands hold an equine premises number as well as an ovine (sheep) herd number.





### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, oven / hob, extractor fan are included in the sale.





## ACCOMMODATION

### Entrance hall

With carpet

### Lounge

With wooden floors and open fire.

### Kitchen

Built in Unit, Stainless Steel Sink, Oven, Hob and tiled flooring

### Dining

With wooden floors and open fire.

### Bedroom 1

With wooden flooring

### Ensuite

With shower, w.h.b, w.c.

### Bedroom 2

With wooden flooring and built in wardrobes.

### Bedroom 3

With wooden flooring and built in wardrobes.

### Bathroom

With w.c., w.h.b. and Bath.

## FEATURES

- Stunning Property with option to purchase on 0.5 Acre or 5.7 Acres
- Bright & spacious living accommodation of c.1450 sq. ft
- Decorated to an exceptional standard throughout
- Turnkey condition
- Landscaped front & rear garden
- Peaceful location
- Close to Athboy and all amenities
- Within easy reach of Dublin

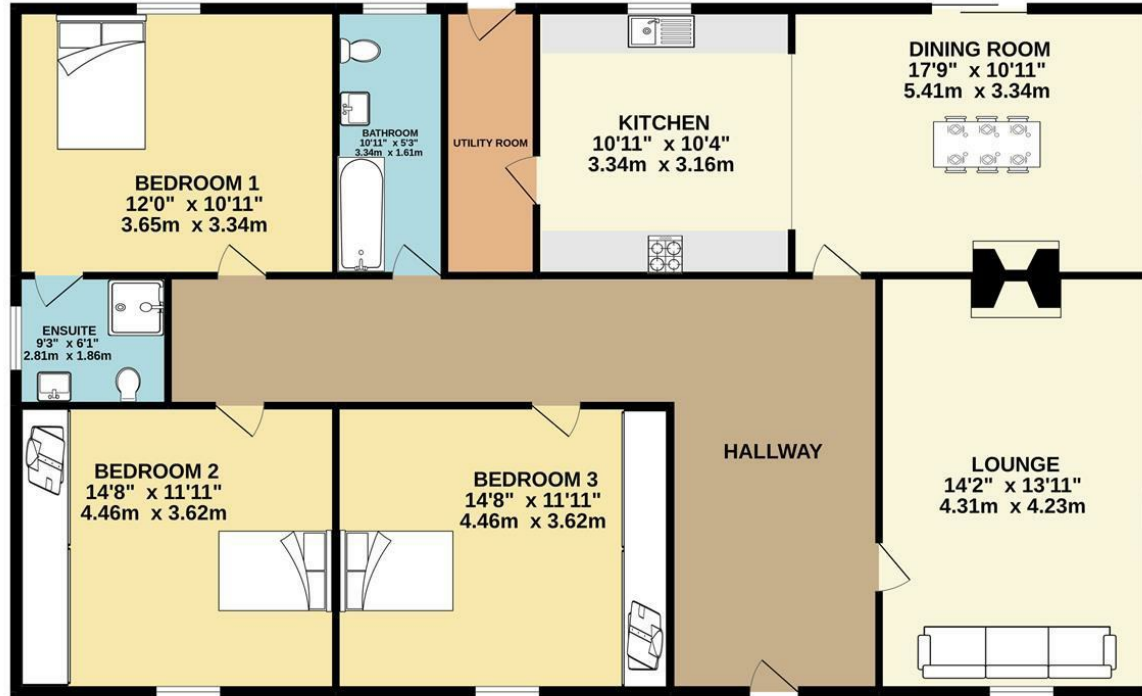
## DIRECTIONS

From Athboy take the Oldcastle Road (Connaught Street) travel for c.6km and turn right signposted Mellows adventure center, continue on this lane and the property can be located on the right hand side identified by our for sale sign.



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 1453sq.ft. (135.0 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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