




Raymond
Potterton

Tullykeel, Ardee, Co. Louth A92 A3X4
Asking Price €595,000

BER **B1**



An absolutely stunning detached residence extending to c. 255 sq.m sitting on c.0.7 acres of carefully manicured lawns and lush gardens in a beautiful countryside setting c. 8kms Ardee.



Tullykeel, Ardee, Co. Louth A92 A3X4



2906.00 sq ft



4



3

Tullykeel is a most attractive residence built in 2008 and boasts many top quality features such as a beautiful painted exterior with newly fitted windows and doors, stunning Scavolini Kitchen fitted with high end appliances, exceptional carpentry and panelling, well appointment out door entertaining spots including the first floor balcony.

This fine residence is approached from a fine entrance with automated gates and is enhanced with a winding driveway with low walls and colourful landscaping, well placed lighting, and mature trees on the front lawn which is packed with colourful plantation. There is a neat tarmac driveway running to the rear of the property allowing ample space for parking with a very spacious garage to one side. The garage is well divided and currently suitable for a home office. The loft provides an additional three rooms providing ideal storage space.

The entire site is bounded on all sides with mature hedging and colourful flower beds dotted around, all of which set the tone of this fine home. There is a beautiful partially enclosed patio to the rear with a well-manicured back lawn which are enclosed with a low stone wall. The Seomra is well positioned and beautifully presented with wooden flooring, double glazed windows and a paved patio to the front of the double entrance doors into the Seomra.

Internally the property is excellently presented and aimed at family living. The overall presentation of this property emphasises the owner's attention to detail. The kitchen is amazing and provides the wow factor of this property. Open plan living is in abundance and design and layout of the living accommodation is excellent leaving each room very functional.

There is a formal lounge along with a cosy sitting room and the bedroom accommodation is well proportioned with a large master suite with private balcony.

Accommodation briefly comprises of Entrance Hall, Kitchen, Dining / Living, Sitting, Lounge, Utility, Guest w.c., Back Hall, 4 Bedrooms (Main Ensuite) and Shower Room. Outside – Seomra, Lofted Garage and Shed.

Excellently located 10 minutes from Ardee and Carrickmacross, 25 minutes Dundalk & Drogheda and 45 minutes Dublin Airport.

ACCOMMODATION

Entrance Hall

14'4" x 12'4"

Spacious entrance hall with tiled flooring, double composite door with leaded glass inserts and side panels, radiator cover with enclosed storage, feature oak and stainless steel staircase and panelling.

Lounge

16'1" x 14'7"

Elegant room to the front with wooden flooring, coving, feature wood burning cassette stove, with oak over mantle and raised granite hearth, fully fitted bar and wall mounted mirror. Open plan to Dining / Living.

Dining / Living

42'6" x 10'0"

A wonderful room with tiled flooring, panelling, fitted mirrors, patio door to a rear patio area and patio door to the side. Open plan to living area with feature red brick fireplace with oak mantle and double front solid fuel stove. Open plan to reception and sliding glass doors to the Kitchen.





Kitchen

23'6" x 14'6"

Top quality kitchen with feature circular bay. Kitchen with modern tiled flooring, Scavolino fitted kitchen with velstone worktop, peninsula with ceiling mounted extractor fan, circular island and display units. The kitchen is fitted with Fisher & Paykel appliances (Dual fuel range, coffee machine, combination microwave oven, 2 single multifunctional ovens, American fridge freezer) and Rangemaster wine cooler.

Reception

14'7" x 13'11"

With tiled flooring, feature red brick fireplace with double fronted stove and recessed lights.

Back Hall

With tiled flooring and door to the rear.

Utility

12'11" x 7'4"

With tiled flooring, built in wall and floor units, plumbed for washing machine and tumble dryer.

Guest w.c.

7'2" x 5'5"

With tiled floor, high gloss wall panelling, w.c. and w.h.b. with vanity unit and heated towel rail.

Landing

With wooden flooring, feature oak staircase, wall mounted mirror and hotpress.

Bedroom 1

16'0" x 13'7"

With carpet, recessed light, storage recess and patio doors to a balcony area with hot tub.

Ensuite

6'11" x 6'9"

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

Bedroom 2

13'3" x 11'6"

With carpet and built in wardrobes.

Bedroom 3

14'7" x 12'11"

With carpet.

Bedroom 4

16'1" x 9'8"

With carpet.

Shower Room

9'1" x 7'4"

With tiled flooring, partly tiled wall panels, w.c., w.h.b. with vanity unit and shower.

Attic Room

13'10" x 13'1"

With carpet and velux. Doors to 2 additional storage area.





Log Cabin

18'8" x 12'2"

With wooden flooring, double glazed windows and doors with fitted blinds and radiator. W.C. 1.49 x 1.17 with wooden flooring, w.c., w.h.b. with vanity unit.

Garage Room

24'0" x 17'4"

With tiled flooring and electricity connected. W.C. 1.97 x 1.32 with tiled flooring, w.c. and w.h.b. Storage area 4.85 x 2.81

Garage Area

24'3" x 11'6"

With roller door.

Garage loft subdivided into 3 rooms.

Steel Shed

29'9" x 19'9"

With electricity.



FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, kitchen appliances and seomra are included in the sale. Front gates will be replaced with similar. Hot Tub open to an offer.

FEATURES

- Quiet countryside location
- Top quality interior décor
- Exceptional landscaped gardens and plantation
- Outdoor patio partially enclosed and privacy glass fitted
- Spacious living accommodation
- Scavolini fitted kitchen with Fisher & Paykel appliances
- Triple glazed windows and doors
- Fully alarmed
- Large garage suitable for a variety and multiple number uses
- Quality Seomra
- Solar Panels



SERVICES

- Gas heating (Hive system)
- Group water scheme
- Private sewerage

DIRECTIONS

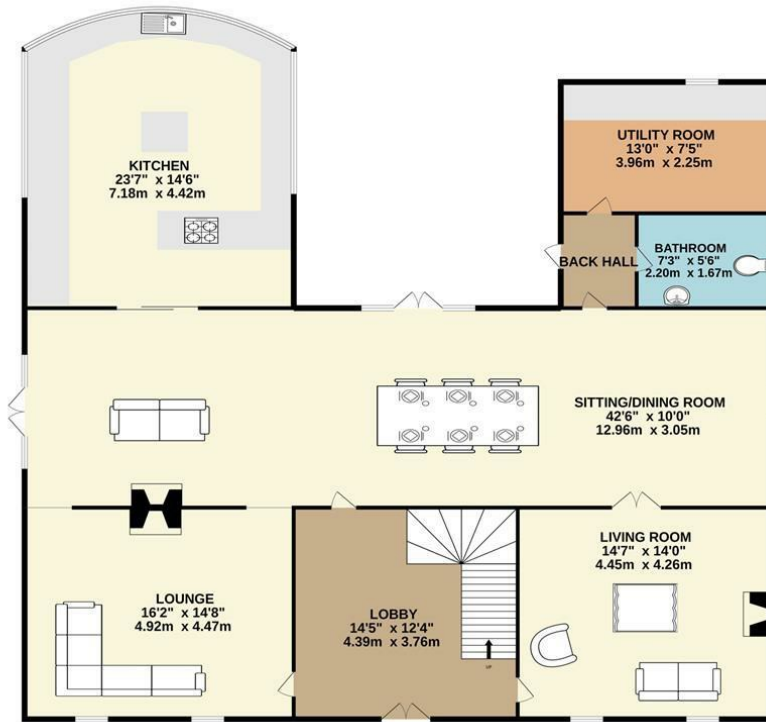
A92 A3X4



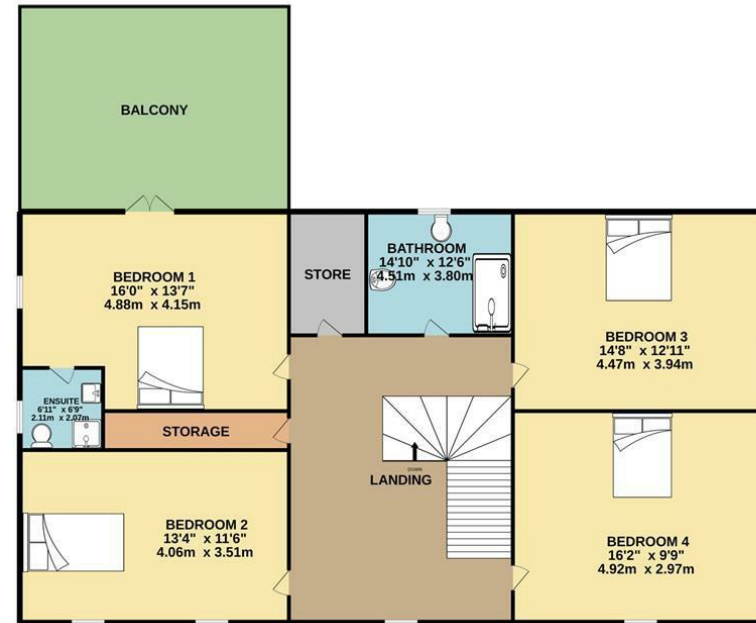


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2745sq.ft. (255.0 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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