

An impressive detached residence extending to c. 348 sq.m. positioned on c.0.9 acres of lovely lawns. This property is a most attractive property, it boasts a beautiful stone and red brick façade complimented with fine stone entrance with automated wrought iron gates and a detached lofted garage. The property is well positioned on the site with rolling lawns to the front and rear and the entire garden benefit from mature planting and offers the ultimate privacy.







# Rathbran More, Collon, Co. Meath A92 K1E8



3745.00 sq ft



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Internally the property is bright and well presented with each room offering plenty of space and many rooms offering dual aspects. There is a large open plan kitchen / dining room which extends out to a reception room. A high ceiling entrance hall with modern tiles and flooring throughout. The bedrooms along with the living areas are all well-proportioned.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Reception, Sunroom, Guest w.c., Utility, 5 Bedrooms (Main Ensuite) and Bathroom. Detached lofted garage.

Excellent location only 10kms from Cullen and Slane with very easy access to M1 and N2 leaving commuting to Dublin City Centre & Airport within an hour.

## FEATURES

- Excellently located close to Slane and M1
- Large detached residence
- Very attractive red brick maintenance free façade
- Very well presented
- Oil fired central heating. Solid fuel stoves.
- Well water
- Septic tank
- PVC double glazed windows

## OUTSIDE

- Gated stone walled entrance with stone driveway
- Automated gates
- Excellently manicured gardens to the front and rear
- Large detached lofted garage

## FIXTURES & FITTINGS

All flooring, light fittings, oven, hob, extractor fan, dishwasher and solid fuel stoves are included in the sale.

## ACCOMMODATION

### Entrance Hall

27'11" x 13'1"

With hardwood front door, tiled flooring, recessed lights and oak stairs with carpeted steps.

### Lounge

26'0" x 18'7"

A superb room with dual aspect, wooden flooring, feature marble fireplace with solid fuel stove insert and TV point.

### Kitchen / Dining

21'5" x 16'7"

With tiled flooring, modern cream built in wall and floor units with centre island and granite worktops, oven, hob and extractor fan and recessed lights. Open plan to Reception Room.

### Reception

14'11" x 13'5"

With wooden flooring, built in cream solid fuel stove on granite hearth and double doors with glass inserts to Sunroom.

### Sunroom

13'9" x 13'1"

With wooden flooring and patio doors to the rear garden.











### Utility

13'11" x 7'7"

With tiled flooring, built in wall and floor units, plumbed for washing machine and tumble dryer. Door to the rear garden and storage room.

### Inner Hall to Bedrooms

With tiled flooring and recessed lights.

### Bedroom 4

17'5" x 14'2"

With carpet and built in wardrobes

### Bedroom 5

17'5" x 12'8"

With carpet.

### Bathroom

7'1" x 7'0"

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

### Landing

With wooden flooring, recessed light and centre light.

### Bedroom 1

22'3" x 20'4"

With carpet.

### En-Suite

11'4" x 7'3"

With tiled flooring, partially tiled walls, shower, w.c., w.h.b and walk in wardrobe.

### Bedroom 2

17'0" x 16'3"

With wooden flooring and built in wardrobes.

### Bedroom 3

16'4" x 10'0"

With carpet and built in wardrobes.

### Bathroom

15'9" x 10'4"

With tiled floor, partly tiled walls, w.c. and double w.h.b. with vanity unit, shower, corner bath and heated towel rail.

### Garage

Fully fitted with electricity. Lofted area.

### DIRECTIONS

A92 K1E8



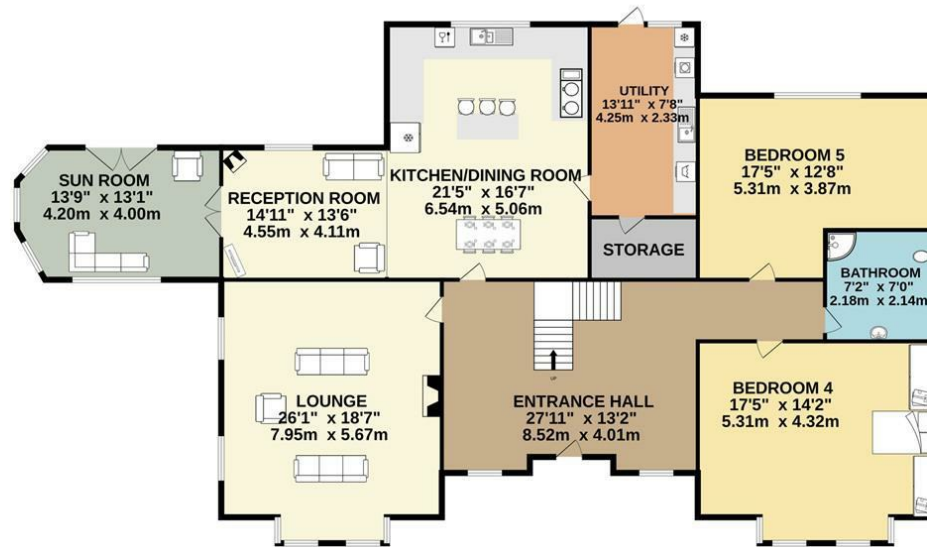




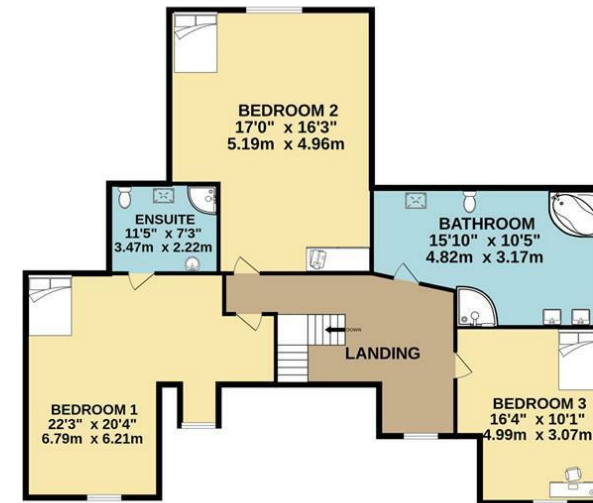


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3746sq.ft. (348.0 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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