



  
Raymond  
Potterton

Gillstown Little, Athboy, Co. Meath C15 N409

Asking Price €395,000

BER D1





This is a superb 4 bedroom country residence sitting on 0.8 acres of lush gardens. The residence extends to c 141 sq.m. and is nicely positioned on the site with a tarmac driveway, mature gardens surround the property and to one side is a garage and outbuildings which are ideal for storage and could be used for many uses in the future.







# Gillstown Little, Athboy, Co. Meath C15 N409



1518.00 sq ft



4



2

## INTRODUCTION

A lovely countryside location only 3kms from Athboy Town and within easy access to M3.

This residence has so much to offer with a lovely modern kitchen, the lounge and dining benefit from a well placed stove with back boiler and the property is also fitted with solar panels.

Externally there is a lovely patio to the rear and the garden is flooded with an abundance of mature trees and plantation.

Located on the outskirts of Athboy Town with all local amenities within easy reach. Athboy Town is well serviced with both Primary and Secondary Schools along with a host of sporting and recreational activities. This property enjoys excellent access to the M3 leaving Dublin City & Airport very accessible from the property.

This property also enjoys close proximity to Towns such as Trim, Navan, Kells and Mullingar.

Accommodation includes Entrance Hall, Lounge / Dining, Kitchen, Utility / Pantry, Bathroom, 4 Bedrooms (Main ensuite). Garage and outbuildings.

## FEATURES

- Well presented dormer bungalow
- Spacious living and bedroom accommodation
- Lovely mature large site extending to c 0.8 acres
- Patio area
- Garage and two attached outbuildings
- Dual Heating
- Oil fired / solid fuel central heating
- Solar panels
- Mains water
- Septic tank







## FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven, extractor fan, integrated dishwasher and integrated fridge freezer are included in the sale.

## ACCOMODATION

### Entrance Hall

28'3" x 6'10"

With tiled floor, PVC door and double doors to Kitchen / Dining area.

### Lounge

13'8" x 13'2"

Dual aspect with wooden flooring, hardwood stove with back boiler and double alcove opening to Dining.

### Dining

13'8" x 8'11"

With wooden flooring.

### Kitchen

5'10" x 11'11"

With wooden flooring, modern built in wall and floor units with wooden worktop, stainless steel sink unit, Chefmaster Leisure double oven / hob, extractor fan, integrated dishwasher, integrated fridge freezer, recessed lights and patio door to the rear.

### Utility / Pantry

13'0" x 6'5"

With wooden flooring, plumbed for washing machine and tumble dryer and PVC door to the rear.







### **Bedroom 2**

12'8" x 12'5"  
With wooden flooring.

### **Bathroom**

12'4" x 6'5"  
With wooden flooring, partly tiled walls, w.c., w.h.b. with vanity unit, shower with pump shower, feature radiator and towel rail and bath.

### **Landing**

With wooden flooring.

### **Bedroom 1**

14'7" x 11'10"  
With wooden flooring, built in wardrobe and built in storage / hotpress.

### **Ensuite**

7'4" x 5'3"  
With tiled flooring, tiled walls, w.c., w.h.b. and shower.

### **Bedroom 2**

10'0" x 10'0"  
With carpet and built in storage.

### **Bedroom 3**

9'8" x 9'5"  
With wooden flooring.

### **Garage / Outbuildings**

Garage with up and over door, 2 outbuildings with wooden doors.

### **DIRECTIONS**

From Dublin travel along the M3 and exit at junction 9. Travel towards Athboy. Turn right onto R164 Kells road, Travel for c. 1km and turn left onto L80054 and the property is located on the left hand side identified by our For Sale Sign.



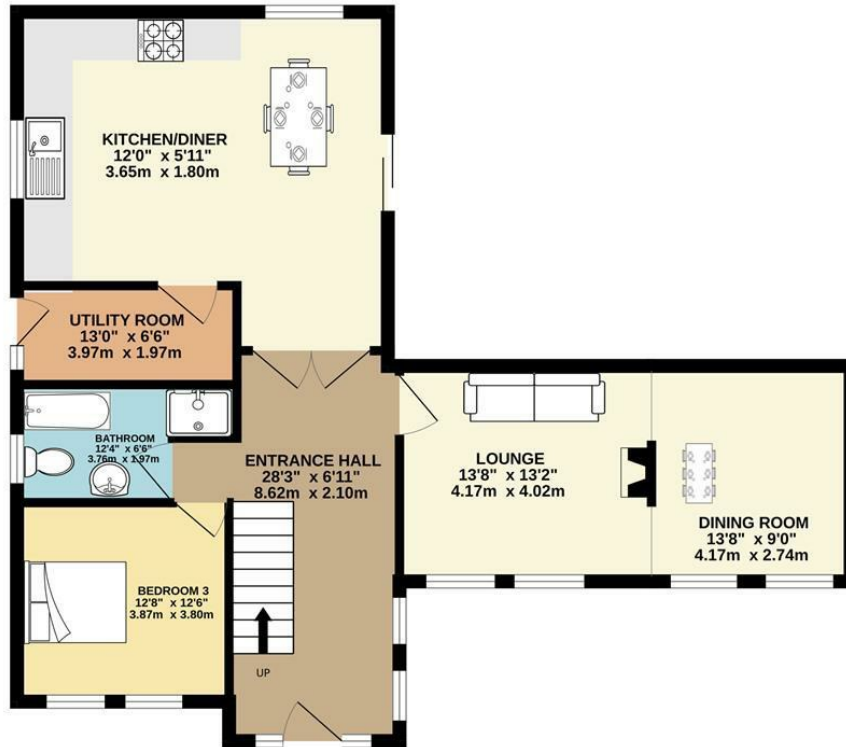




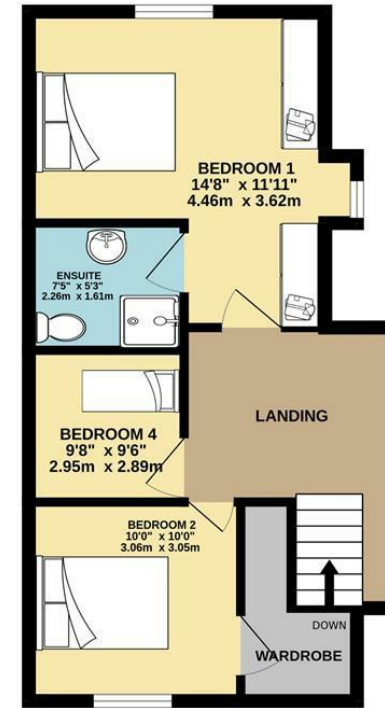


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1518sq.ft. (141.0 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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