




Raymond
Potterton

8 De Verdon Place, Robinstown, Co. Meath C15 W7P0

€475,000


BER C2





A welcoming and attractive 4 bed detached residence positioned on the front row in a small development of detached homes, in the popular village of Robinstown.



8 De Verdon Place, Robinstown, Co. Meath C15 W7P0

 1997.80 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

De Verdon Place is an exclusive development of just 28 detached homes located in the heart of Robinstown Village.

No. 8 is an impressive, large, four bedroom home situated on a generous site with private entrance directly off the road.

This property features a spacious living accommodation and the large windows throughout the home provide an abundance of natural light.

The spacious site is approached through a walled in redbrick gateway and the tarmac driveway has ample parking with generous side entrances.

Located in the centre of the village both the school and church are within walking distance and the property is within easy access of the M3 Motorway for those commuting to Dublin and a 6 km equidistance to the towns of Trim and Navan.

Accommodation includes Entrance Hall, Study, Lounge, Dining Room, Kitchen, Sunroom, Guest W.C, Landing, four Spacious Bedrooms (two ensembles) and a Family Bathroom.

FEATURES

- Mature landscaped walled in front and rear garden
- Gas fired central heating
- Ample parking
- Large, gated side access
- Exterior lighting
- Fully alarmed
- Sought after development





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, washing machine, fridge/freezer and garage are included in the sale.



ACCOMMODATION

Entrance Hall

22'10" x 7'8"

With tiled flooring.

Study

9'7" x 8'8"

With wooden flooring.

Lounge

18'4" x 17'10"

With wooden flooring and insert open fire with feature fire place.

Dining Room

29'5" x 9'2"

With wooden flooring and patio door to rear.

Kitchen

13'11" x 9'8"

With tiled flooring, splashback tiling on walls, wall to floor units, stainless steel sink, oven, hob, extractor fan and fridge freezer.

Sun Room

17'6" x 11'10"

With tiled flooring and patio door to rear.

Guest W.C

7'7" x 4'5"

With tiled flooring, w.c and w.h.b.

Landing

11'1" x 7'10"

With carpet flooring.

Bedroom 1

15'8" x 11'7"

With carpet flooring and built in wardrobe.

Ensuite

8'10" x 4'9"

With tiled flooring, w.c, w.h.b, and electric Triton shower.

Bedroom 2

14'8" x 11'2"

With carpet flooring.

Ensuite

5'9" x 4'9"

With tiled flooring, w.c, w.h.b and shower.

Bedroom 3

16'2" x 9'4"

With carpet flooring.

Bedroom 4

12'11" x 9'4"

With carpet flooring.

Bathroom

6'8" x 6'3"

With tiled flooring and walls, w.c, w.h.b, bath and shower.

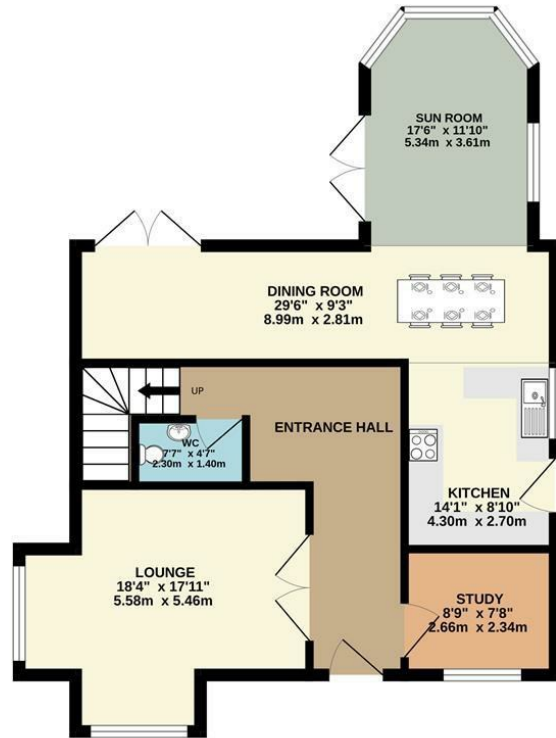
DIRECTIONS

From Navan travel out the Trim Road. Continue past the Balreask Crossroads for approximately 2 kms and take the right turn L4008 for Robinstown. Travel for 1km into Robinstown Village and turn left in the Village. The property is located on the immediate right hand side identified by our For Sale sign. Eircode: C15 W7P0.

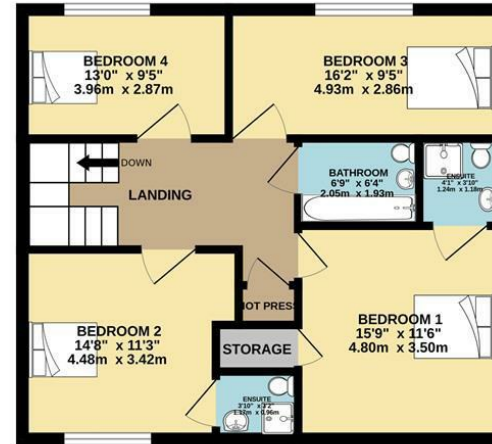


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1998sq.ft. (185.6 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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