




Raymond
Potterton

Hurlstone, Ardee, Co. Louth A92 EF63

€290,000








An excellent 3 bedroom extended cottage. Measuring c. 55 sq.m, this property oozes character and is presented extremely well throughout.



Hurlstone, Ardee, Co. Louth A92 EF63

 592.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

The space in this property has been extremely well utilised whilst keeping the charm of the original cottage.

Set on c 0.56 acres the residence is nicely positioned on the site with landscaped gardens to the front with mature trees, side patio, rear yard with garden shed, spacious driveway and large paddock to one side offering a new owner lots of potential for a variety of uses.

Finished to a very nice standard keeping many features of the traditional cottage with a stone and pebble dash finish all complimented with a red brick. The front is impressive with a low stone wall incorporating a gated entrance, low landscaping and mature tree and a tidy kerbed tarmac front driveway. To the rear is a yard with a garden shed and the paddock to the side is enclosed with mature hedgerow and separate vehicular access.

Internally the property has been upgraded tastefully by its current owner whilst keeping the cottage style feel throughout yet ensuring all the conveniences of a modern home. Features include high quality kitchen with modern splash back tiling, cottage style internal doors & handles some of which have glass panel inserts, solid fuel stove, oil heating, high quality sanitary ware, top quality appliances and fully furnished throughout.

Excellently located 5kms South of Ardee, 10kms Collon and 2.7kms N2. This property is 40 minutes from Dublin Airport with excellent access to N2 and M1 routes.

Accommodation comprises Entrance Hall, Lounge, Kitchen, 3 Bedrooms and Shower Room.





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, garden shed and all furniture are included in the sale.



FEATURES

- Close to Ardee Town
- Large site extending to c. 0.56 acres
- Quaint stone exterior with red brick finish and slate roof
- High quality interior finish
- Rewired
- Oil heating (new) & solid fuel stove
- Double glazed windows and doors
- Gated entrance and tarmac driveway
- Private sewerage
- Mains water
- Steel garden shed

ACCOMMODATION

Entrance Hall

11'1" x 3'4"

With tiled wood effect flooring and PVC front door.

Lounge

14'9" x 11'9"

A beautiful country style room with dual windows to the front and side of the property, complete with tiled wood effect flooring, feature red brick fireplace with wooden beam mantle, solid fuel stove and TV point.

Kitchen

10'4" x 9'0"

Superbly fitted with tiled wood effect flooring, modern cream built in wall and floor units with high gloss brick splashback tiling, recessed lights, oven, hob, extractor fan, integrated fridge freezer and integrated dishwasher.

Bedroom 1

11'8" x 10'9"

With wood effect tiled flooring and built in wardrobes.

Bedroom 2

10'4" x 6'11"

With wooden flooring.

Bedroom 3

10'3" x 6'11"

With wooden flooring and access to attic (partially floored).

Shower Room

10'0" x 5'7"

With vinyl floor covering, w.c., w.h.b with vanity unit and double shower with shower screen and electric shower.

DIRECTION

A92 EF63

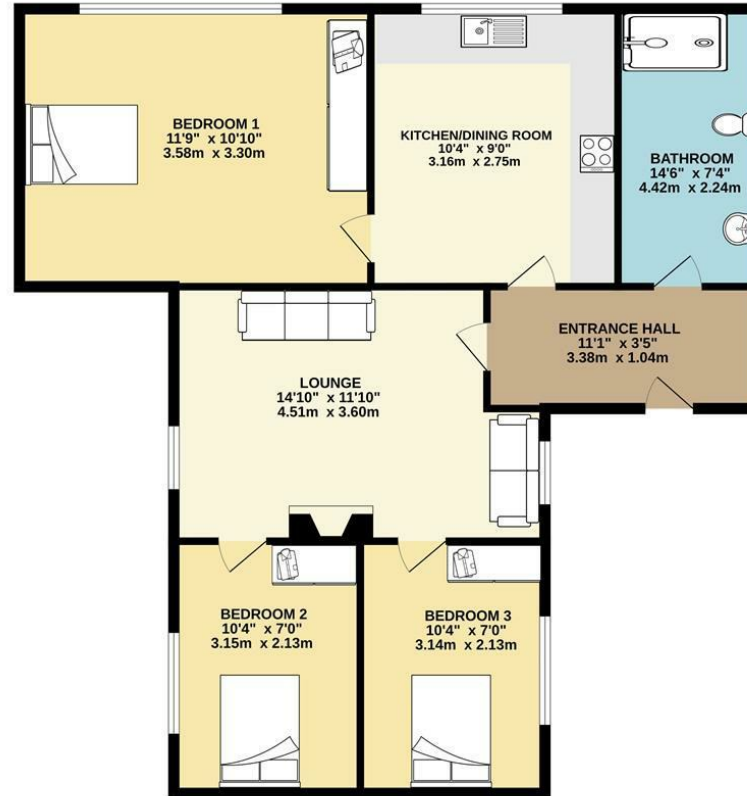
Travel from Collons on N2 for 8kms and turn left onto R165. Travel for 2kms and turn left onto cul de sac location. The property is located 0.7kms on the left hand side identified by our for sale sign.

Travel from Ardee on N2 for 3kms and turn right onto R165. Travel for 2kms and turn left onto cul de sac location. The property is located 0.7kms on the left hand side identified by our for sale sign.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 592sq.ft. (55.0 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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