



  
**Raymond  
Potterton**

**Woodtown, Drumconrath, Co. Meath C15 FR60**

**€299,000**

**BER D1**





A superb 4 bedroom detached residence extending to 145 sq.m sitting on a fine site of c.0.72 acres situated on the N52 Kells / Ardee Road.



# Woodtown, Drumconrath, Co. Meath C15 FR60

 1560.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This is a superb 4 bedroom detached dormer bungalow on a gorgeous elevated site of c. 0.72 acres. Excellently located on the N52 Kells / Ardee Road this property is only 4kms Drumcondra, 8kms Ardee and 7kms Castletown Village.

The property is approached with a tree lined entrance, rolling lawn to the front and elevated rear with mature trees. Externally the property is finished with a pebble dash façade with red brick details on the corner and window surrounds and complimented with wood grain PVC double glazed windows. A fine tarmac driveway surrounds the entire property allowing vehicular access around the property.

Built in 1998 this property comes to the market in excellent condition. Internally the property offers spacious living accommodation with a dual aspect kitchen / dining area. There is a large bedroom on the ground floor which could be used as additional living space should one require. There are 3 bedrooms on the first floor.

This property is finished to a lovely standard and has so much to offer with double glazed windows, modern wooden flooring, solid oak kitchen and feature staircase.

Located in Woodtown on the Ardee Road 8 kms Ardee, and 21 kms Navan. The property is within close proximity to the local amenities including schools and GAA amenities in Drumcondra with the larger town of Ardee close by. There is an excellent daily bus service to the City Centre supplied by Collins coaches from Ardee and by Sillan Tours from Castletown.

Accommodation includes Entrance Hall, Kitchen / Dining, Utility, Lounge, 4 Bedrooms (Two ensembles) and Bathroom.

## FEATURES

- Excellently presented internally
- Spacious accommodation
- Elevated site with stunning countryside views
- Tree lined avenue
- Spacious site of 0.72 acres
- Elevated rear to the site with mature trees
- Spacious tarmac driveway
- PVC double glazed windows & doors
- PVC fascia and soffit
- Garden shed
- Oil fired central heating
- Septic tank
- Mains water





### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, extractor fan and garden shed are included in the sale.



## ACCOMODATION

### Entrance Hall

12'11" x 12'2"

With PVC door with leaded glass insert and side panels, wooden flooring, coving, centrepiece, feature oak staircase and storage room.

### Kitchen / Dining

19'3" x 12'11"

Dual aspect with vinyl floor covering, solid wood built in wall and floor units, dresser, stainless steel sink unit, oven, hob and extractor fan. Dining with wooden flooring, sliding doors to the rear and double doors to Lounge.

### Lounge

18'8" x 11'10"

With bay window, wooden flooring, feature wooden fireplace with cast iron insert (open fire), coving, centrepiece and recessed lights.

### Utility

7'6" x 5'3"

With vinyl floor covering, built in wall and floor units, plumbed for washing machine and tumble dryer and PVC door to the rear.

### Bedroom 1

16'2" x 13'0"

Dual aspect with wooden flooring, coving and centrepiece.

### Ensuite

10'8" x 2'9"

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

### Landing

With wooden flooring.

### Bedroom 2

17'7" x 11'4"

With wooden flooring, built in wardrobes and recessed lights.

### Ensuite

7'0" x 5'7"

With tiled flooring, partially tiled walls, w.c., w.h.b. shower and velux window.

### Bedroom 3

11'6" x 10'9"

With wooden flooring.

### Bedroom 4

11'10" x 9'4"

With wooden flooring.

### Bathroom

6'9" x 6'7"

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

## DIRECTIONS

From Navan travel along the R162 for c. 17kms to Mullens Cross. Turn right onto the L3406 into Castletown Village. Continue straight through the village to the T junction and turn right onto the N52. Travel for c. 4.3 km and the property is located on the left hand side identified by our for sale sign.

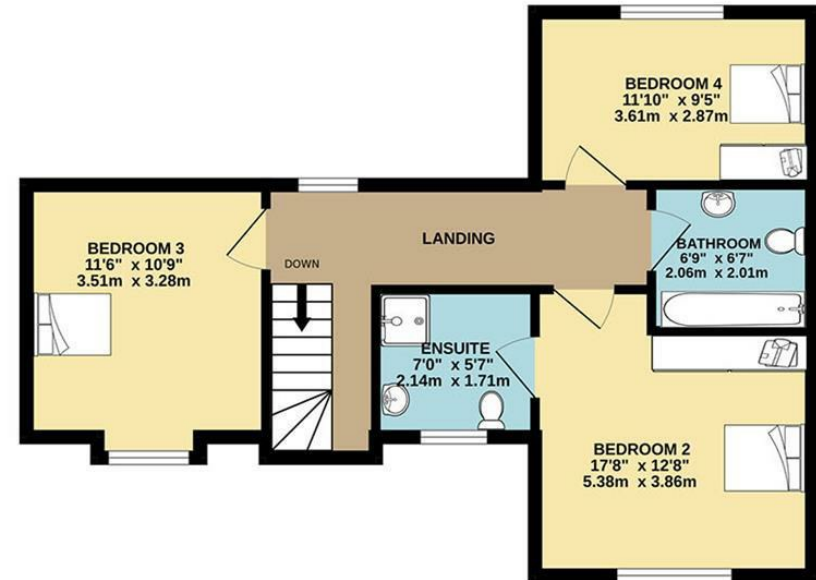


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1507sq.ft. (140.0 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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