








Raymond Potterton & Co. are proud to present this superb residence extending to c. 4200 sqft and sits with pride on a site of c.1 acre with enviable views of a mature forest to the rear.



# Shancarnan, Moynalty, Co. Meath, A82 H2A2

 4144.00 sq ft

 6 Bedrooms

 4 Bathrooms

## INTRODUCTION

Located within walking distance to the picturesque Moynalty Village this popular address enjoys peaceful countryside living yet within easy reach of all the amenities of the local area and within a 10-minute drive to the M3 Motorway at Kells.

This property has been constructed to the highest standards and features high levels of insulation and all modern services were installed in the last 4 years, the property is now close to completion offering the new owners to be a blank canvas to bring the property to a turn key standard.

Bright and spacious accommodation throughout briefly consists of an entrance hall, reception room, a lounge, a stunning fully fitted kitchen, which leads into a dining/ family room located just off the kitchen, utility room which benefits from built in wall and floor units, guest wc. and a large downstairs bedroom with walk in wardrobe and plumbing ready for ensuite.

On the first floor we have a large bright landing with access to the stunning master bedroom with a high vaulted ceiling benefiting from a walk in wardrobe and ensuite, there is three large double bedrooms also on this floor and the main bathroom which has recently been installed.

On the second floor is a open plan multipurpose room ideal to convert into smaller rooms or keep as a large open plan room.

The grounds surrounding the property are ready for landscaping with some works having been completed such as stone driveway and paths in place.

On the site there is an existing three bedroom cottage which is in generally good condition and with cosmetic repairs could be an excellent asset subject to the relevant pp.

For the active family, there are a host of amenities in the area to cater with a modern primary school located within 400m to the property for the modern family's needs the area has so much to offer including GAA, soccer, golfing, rugby, fishing, horse riding not to mention the beautiful historical sites Co. Meath has to offer.

Kells is within ten minutes by car with a host of shops, excellent schools, leisure and sporting facilities, restaurants and hotels. Dublin is also within easy access and the M3 Motorway is only a short drive away where it can be accessed at Kells and Journey times to the M50 are c. 45 minutes.

## FEATURES

- Tasteful Modern family home of c.4200 sq. ft (excluding cottage)
- c1.0-acre site
- Extensive quality build
- Excellent layout
- Mature Setting
- Peaceful surroundings
- Spacious & bright living accommodation
- Oil fired central heating
- Bio Cycle
- New Well in recent years
- Sought after primary school nearby
- Easy access to Dublin





### **FIXTURES & FITTINGS**

All, stoves, blinds & kitchen appliances are included in the sale.



## ACCOMODATION

### Entrance Hall

22'7" x 12'9"

With feature entrance door with top and side glass panels.

### Lounge

15'1" x 14'9"

With marble feature fireplace and insert stove.

### Living Room

16'8" x 13'5"

With walls ready for panelling, marble feature fireplace and stove.

### Kitchen

28'2" x 16'8"

With stunning fully fitted kitchen, fitted fridge freezer, integrated dishwasher, wired for a range, marble splashback, sink and recessed feature mirrors.

### Utility Room

12'5" x 8'6"

With built in fitted units with unit, feature seating and door to rear.

### Dining

20'4" x 15'1"

With fitted cabinet with glass inserts, feature boxed ceiling with recessed lighting and French door to rear.

### W.C

10'2" x 6'2"

Plumbed for w.c and w.h.b.

### Boiler Room

10'2" x 8'6"

### Bedroom 1 (Downstairs)

15'1" x 13'5"

With glass french door to rear.

### Ensuite

7'10" x 7'2"

Plumbed for w.h.b, w.c, and shower.

### Walk In Wardrobe

8'2" x 6'10"

### Landing

21'3" x 12'9"

### Master Bedroom

28'6" x 13'5"

With feature rear wall with 3 windows overlooking forest to rear, high vaulted ceiling and plumbed for jacuzzi.

### Ensuite

8'6" x 5'6"

With tiled flooring and walls, heated towel rail, w.c, w.h.b and shower.

### Walk In Wardrobe

6'9" x 5'6"

### Bedroom 3

14'5" x 14'5"

### Bedroom 4

16'8" x 15'5"

### Bedroom 5

13'9" x 12'1"

### Bathroom

11'9" x 7'6"

With tiled flooring and walls, mirror insert with LED lighting, w.h.b, w.c, bath and shower.

### Multi Purpose Room (2nd Floor)

33'9" x 20'0"

## DIRECTIONS

EIRCODE: A82 H2A2



# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 4144sq.ft. (385.0 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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