



  
**Raymond  
Potterton**

**5 Cherryvalley Avenue Rathmolyon Co. Meath A83HF63**


**€335,000**


**BER C1**




An outstanding 3-bedroom semi detached residence in showhouse condition with an attractive façade set in the peaceful village of Rathmolyon.

# 5 Cherryvalley Avenue Rathmolyon Co. Meath A83HF63

 1238.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

The location of the property is second to none within easy reach of local schools, shops and a whole host of other local amenities.

The M4 Motorway and the heritage town of Trim are both within easy reach from Rathmolyon Village.

This large family home also boasts of a stunning landscaped garden to rear. The property benefits from a feature open plan kitchen / dining living area and boasts of bright and spacious living accommodation throughout the entire property.

This property coupled with superb living accommodation combine to create this impressive family home.

This excellent home is sure to attract a lot of early interest and viewing is highly recommended.

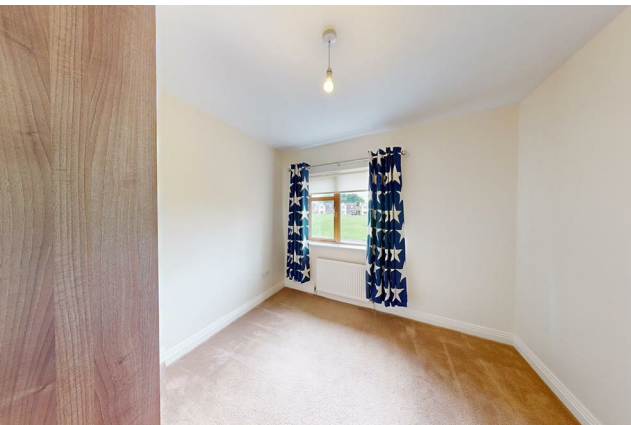
This property is brought to the market in turnkey condition throughout and no stone has been left unturned in the décor of the property.

Accommodation includes Entrance Hall, Lounge, open plan Kitchen/ Dining, Utility Room, Guest W.C., three double Bedrooms (Master Ensuite) and family bathroom. Attic space floored and shelved.

## FEATURES

- Walk in condition throughout
- Oil fired central heating
- Turn key property
- Gated side entrance
- Upgraded driveway with parking for 3 cars
- Maintenance free exterior
- Landscaped garden with feature lights
- Garden Room could be suitable for office/gym
- Excellent location
- 30 mins to Dublin





### **FIXTURES & FITTINGS**

All flooring, blinds, bespoke bunk beds, oven, hob, extractor fan, dishwasher and garden room are included in the sale.

## ACCOMMODATION

### Entrance Hall

With tiled flooring. Understairs storage which is tiled and shelved.

### Lounge

18'4" x 11'11"

With wooden flooring and insert stove with feature fireplace.

### Dining Room

10'10" x 8'3"

With wooden flooring and patio door to rear.

### Kitchen

15'0" x 8'5"

With tiled flooring, wall to floor units, oven, hob, extractor fan and stainless steel sink.

### Utility Room

5'9" x 5'4"

With tiled flooring and wall to floor units.

### Guest w.c.

5'1" x 4'9"

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

### Landing

With carpet flooring and hot press.

### Bedroom 1

11'8" x 10'0"

With carpet flooring and built in wardrobe.

### Ensuite

6'9" x 4'9"

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

### Bedroom 2

12'9" x 7'4"

With carpet flooring and walk in wardrobe and bespoke fitted bunk beds with feature lighting.

### Bedroom 3

12'3" x 9'3"

With carpet flooring and built in wardrobe.

### Bathroom

8'9" x 5'7"

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

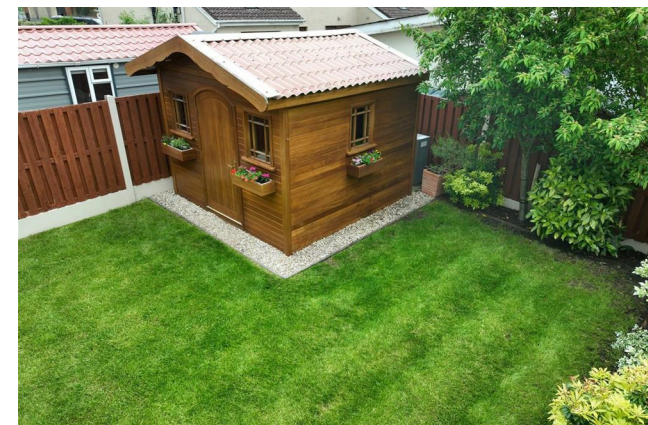
### Garden Room

The garden room is fully insulated, has electricity supply, is fitted with an electric thermostatically controlled heater, 3 windows and could be suitable for a home office or gym.

## DIRECTIONS

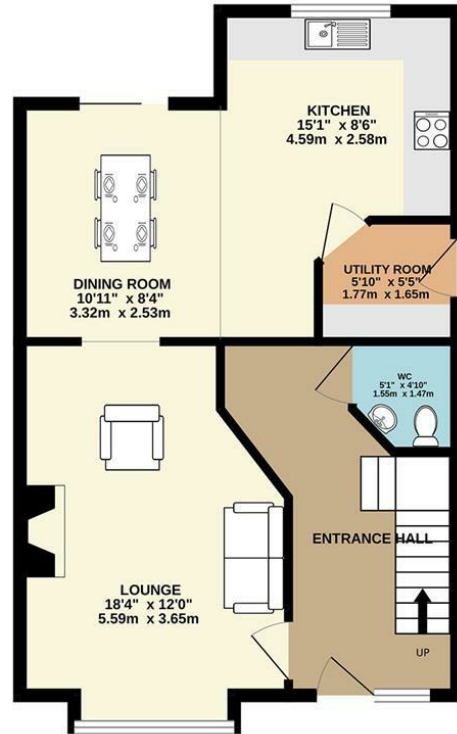
From the Centre of Rathmolyon village the Cherry Valley development is located on the Ballivor road on the left hand side.

Eircode: A83 HF63

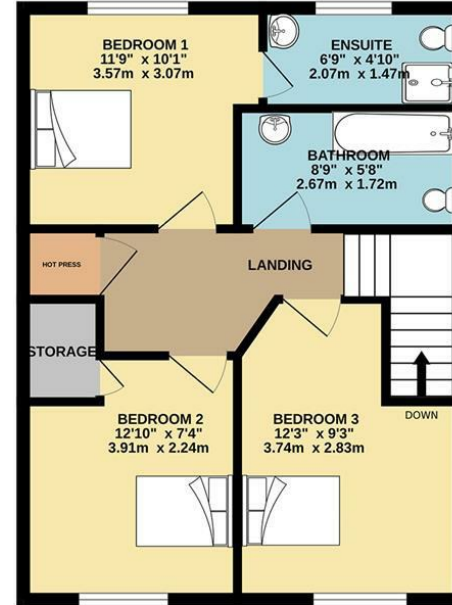


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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