




Raymond
Potterton

40 Churchlands, Slane, Co. Meath C15 H9E5

Asking Price €469,000

BER C1



An impressive 4 bedroom detached family home extending to c. 215 sq.m. excellently located in a small residential development in the Village of Slane.



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2314.00 sq ft



4



4

This is a very impressive house on a superb elevated site overlooking Slane Village. The property has a lovely hallmark stone façade with red brick features, a front wall with a paved driveway, and a mature, private back garden. The first floor offers picturesque views of Slane Village and the lush green surroundings, perfectly blending a touch of country with village living.

This property offer an abundance of living accommodation. On the ground floor the property offers a lovely open plan Kitchen / Dining / Living space along with three other reception areas. On the first floor are four bedroom two of which have ensuites, office and bathroom.

The property is walking distance to Slane Village, School, Church, and all local amenities. Proximity to N2 and M1 provide easy access to Dublin City / Airport.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room / Living, Reception, Sunroom, Guest W.C., Utility, 4 Bedrooms (Two Bedrooms En-suite), Office and Bathroom.

FEATURES

- Attractive dormer bungalow
- Stone face with red brick features
- Attached garage
- Mature garden to the rear
- Walled in front garden and driveway
- PVC double glazed windows
- PVC fascia and soffit
- Oil fired central heating

FIXTURES & FITTINGS

All flooring, blinds, light fittings, kitchen appliances and stove insert are included in the sale.

ACCOMMODATION

Entrance Hall

22'6" x 7'8"

With wooden door with leaded glass inserts, wooden flooring and coving.

Sitting Room

19'5" x 13'1"

Dual aspect room with wooden flooring, feature hardwood fireplace (stove insert), coving, centrepiece and double doors to reception.

Reception

13'3" x 12'1"

With wooden flooring and feature open arch to Sunroom.

Sunroom

11'0" x 11'10"

With wooden flooring.

Kitchen

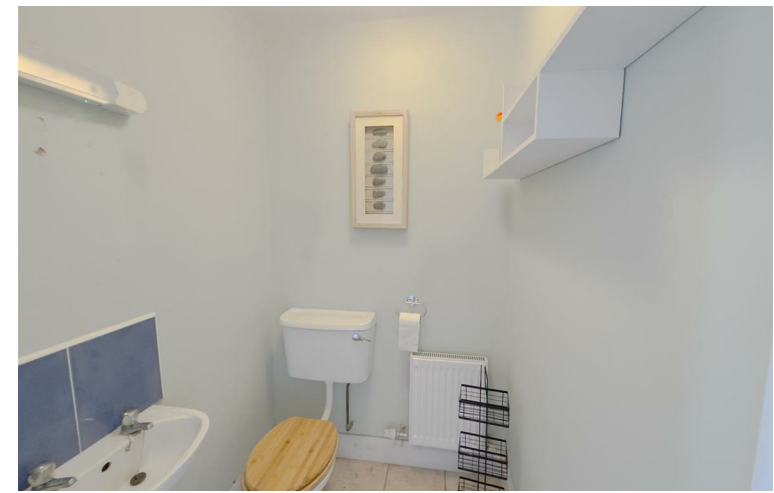
11'0" x 11'5"

With wooden flooring, built in walls and floor units, granite worktop, stainless steel sink unit, oven, hot plate, hob, extractor fan, integrated dishwasher and patio doors to the rear. Open plan to Dining area;

Dining

8'3" x 16'4"

With wooden flooring and open plan to Living area.







Living

13'2" x 9'1"

With wooden flooring, coving and recessed lights.

Guest w.c.

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

Landing

With carpet and hotpress.

Bedroom 1

16'0" x 10'6"

With wooden flooring and built in wardrobes.

En-Suite

9'5" x 3'6"

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



Bedroom 2

12'0" x 8'6"

With wooden flooring and built in wardrobes.

En-Suite

6'7" x 6'5"

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

Bedroom 3

13'1" x 9'7"

With wooden flooring and built in wardrobes.

Bedroom 4

13'5" x 7'10"

With wooden flooring and built in wardrobes.

Study

11'5" x 7'10"

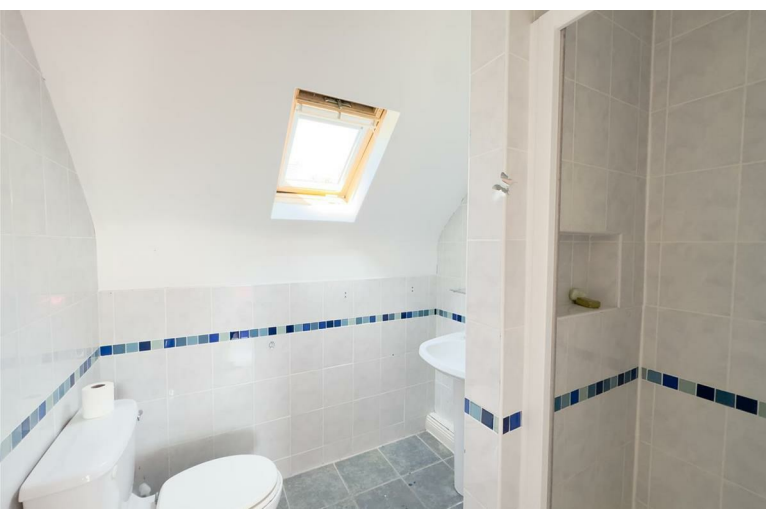
With wooden flooring and built in wardrobes.



Bathroom

7'6" x 7'9"

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



Attached Garage

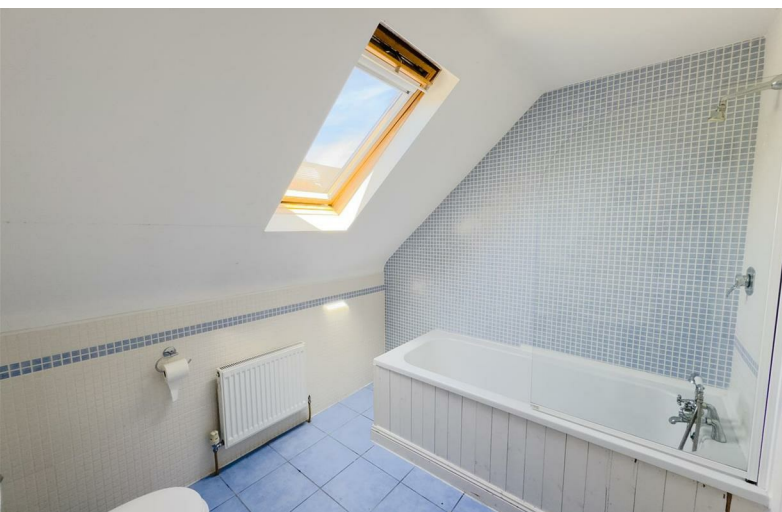
14'11" x 20'11"

DIRECTIONS

C15 H9E5

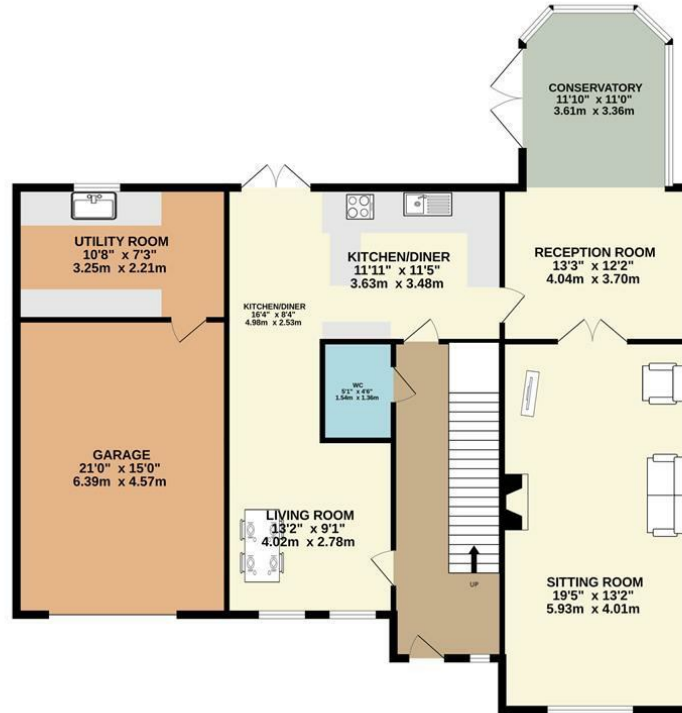
From Dublin travel along the M2. At the roundabout turn left onto the N2 towards Slane. Travel over the bridge into Slane Village. At the traffic lights turn left towards Navan. Take the 1st right. Continue straight and take the first left and the property is located on the right hand side identified by our For Sale Sign.



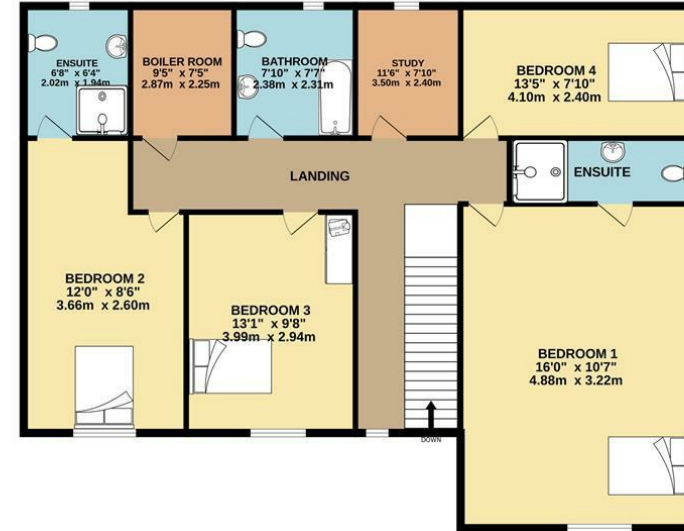


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2314sq.ft. (215.0 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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