




Raymond
Potterton

Deerpark Farm, Crossakiel, Co. Meath A82 AD95

€245,000







A bright and spacious 3-bedroom detached property in a superb location extending to over 155 sq.mts with a large garage.



Deerpark Farm, Crossakiel, Co. Meath A82 AD95

 1668.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Deerpark Farm is a fantastic 3-bedroom detached bungalow extending to over 155 sq.mts on a fabulous, elevated site of C.1.43 acres with stunning views overlooking Martinstown and only minute's walk to Crossakiel.

Situated in Crossakiel a lovely country location yet enjoys excellent access to the M3 (6.1km) and within a comfortable commuting route to the City Centre & Airport.

Located 11kms Kells and 15kms Oldcastle, both Towns which offer a host of amenities. Nearby primary schools include Kilskyre, Drumbarragh and Ballinlough with secondary schools in Kells and Oldcastle.

The property is in need of restoration to bring it back to its former glory, it has been vacant for roughly 7 years, therefore it may be eligible for the vacant grant of up to €50,000.

There is also a potential to use the SEAI grants in order to make upgrades such as the boiler, windows, doors, insulation and solar panels.

There is a gated entrance with sweeping driveway offering plenty of space for parking.

The garage is a great size with integrated access to the house and it includes a mechanics pit to the rear.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Sunroom, Pantry, Back Hall / Utility, 3 Bedrooms (2 ensuites) and Bathroom. Semi-detached Garage.

FEATURES

- Mature landscaped gardens front and rear
- PVC double glazed windows
- Oil fired central heating
- Private well
- Private sewerage
- Gated entrance
- c.1.43-acre site
- Large garage
- Eligible for the vacant grant - Subject to application





FIXTURES & FITTINGS

The property is sold as seen



ACCOMMODATION

Entrance Hall

6'9" x 8'8"
With carpet.

Lounge

13'7" x 21'3"
With carpet, curtains and open fire.

Dining room

12'6" x 21'3"
With carpet, curtains and open fire.

Kitchen

12'2" x 13'8"
With vinyl flooring, built in wall and floor units, oven, extractor fan, dishwasher and fridge-freezer.

Utility Room

5'6" x 5'6"
With tiled flooring, w.c., w.h.b and washing machine.

Sunroom

12'4" x 14'2"
With concrete flooring.

Bedroom 1

13'3" x 15'3"
With carpet, curtains and w.h.b.

Ensuite

3'6" x 4'2"
With tiled flooring, shower and w.c.

Bedroom 2

9'8" x 13'10"
With wooden flooring, curtains and w.h.b.

Ensuite

3'5" x 4'1"
With tiled flooring, shower and w.c.

Bedroom 3

12'2" x 12'7"
With carpet and curtains.

W.C.

2'9" x 5'6"
With tiled flooring and w.c.

Bathroom

6'9" x 7'9"
With tiled flooring, w.h.b and bath.

DIRECTION

Eircode
A82 AD95



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1668sq.ft. (155.0 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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