





This beautiful residence offers an ideal blend of modern luxury and countryside tranquility. Set on approximately 1 acre of landscaped grounds with breathtaking views, the property is both spacious and inviting, perfect for a family seeking a peaceful yet well-connected lifestyle.



The Wood, Kildalkey, Co. Meath C15 W2C6



2551.00 sq ft



5



3

Located just a short distance from Kildalkey Village and only 10 km from Trim, the house is within easy reach of all the local amenities.

The property is constructed to the highest standards with high levels insulation and all modern services ensuring comfort and efficiency.

The ground floor boasts a welcoming entrance hall with a striking curved wall, leading to a range of living spaces including.

A reception room, a stunning kitchen / dining area with a separate pantry off the kitchen, a large lounge with feature windows overlooking the grounds, a utility room, a well-appointed bathroom and a large bedroom completes the ground floor layout.

On the first floor there is a large light-filled landing thanks to a stunning floor-to-ceiling window that enhances the space with natural light.

The first floor includes four spacious bedrooms, with the master suite featuring an ensuite bathroom and a generous dressing room.

Outside, the property is just as impressive. The meticulously landscaped gardens feature expansive lawns, mature hedgerows, and large patio areas, perfect for outdoor living and entertaining.

Additionally, a large workshop at the rear of the property offers versatile space for various uses, adding to the functionality of this exceptional residence.

Overall, this home presents a unique opportunity to enjoy the best of both worlds – modern living in a picturesque countryside setting.

FEATURES

- Stunning Turn Key Family Home
- Landscaped Grounds
- Close to Kildalkey Village
- Easy Access to Trim
- Septic tank
- Private well
- Detached Workshop
- 2 solid fuel stoves with 1 back boiler
- Oil fired central heating
- 5-bedroom detached house
- 1000mbps. fibre optic broadband line





ACCOMMODATION

Entrance Hall

9'2" x 7'10"
With tiled flooring.

Bedroom 5

12'5" x 14'1"
With wooden flooring.

Lounge

20'0" x 18'4"
Wooden flooring and solid fuel stove.

Kitchen / Dining Room

22'3" x 17'0"
With tiled flooring, fridge freezer, oven, hob, extractor fan, dishwasher and walk in pantry.

Utility Room

13'5" x 7'10"
With tiled flooring, heated towel rack, washing machine and tumble dryer.

Guest w.c.

9'2" x 5'2"
With tiled flooring, w.c, w.h.b. and shower.

Sitting Room

17'8" x 13'5"
With wooden flooring and solid fuel stove.

Landing

With wooden flooring.

Bedroom 1

19'0" x 12'5"
With wooden flooring.

Ensuite

10'2" x 8'6"
With tiled flooring, w.c, w.h.b, shower and heated towel rack.





Walk in Wardrobe

10'2" x 7'10"

With wooden flooring and built-in storage.

Bedroom 2

14'1" x 13'5"

With wooden flooring.

Walk in Wardrobe

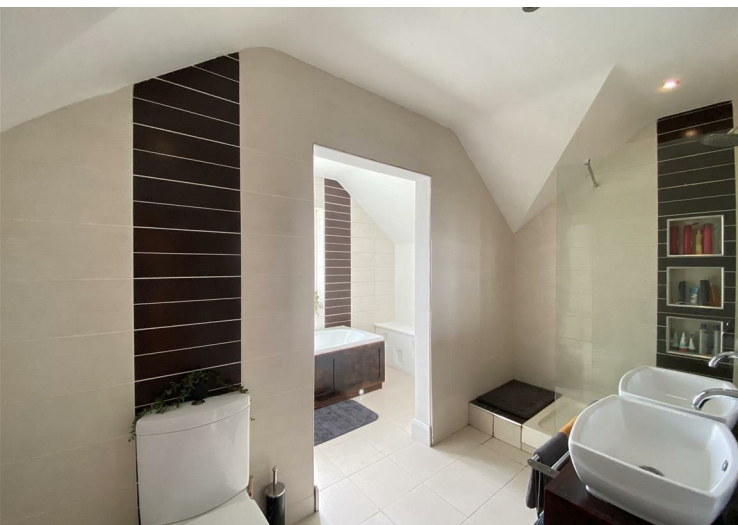
11'1" x 3'3"

With wooden flooring.

Bedroom 3

15'8" x 14'9"

With wooden flooring.



Walk in Wardrobe

10'2" x 2'11"

With wooden flooring.

Bedroom 4

10'9" x 11'5"

With wooden flooring.

Bathroom

15'8" x 10'2"

With tiled flooring, partially tiled walls, w.c., double sinks, bath and separate shower.

Garage

25'7" x 26'10"

Floor level 7.8 x 8.2 metres 64 sqm

Annex level 6 x 7.2 metres 43 sqm

Overall 107 sqm



FIXTURES & FITTINGS

All flooring, blinds, curtains, kitchen and utility appliances are included in the sale.

DIRECTIONS

Eircode: C15 W2C6



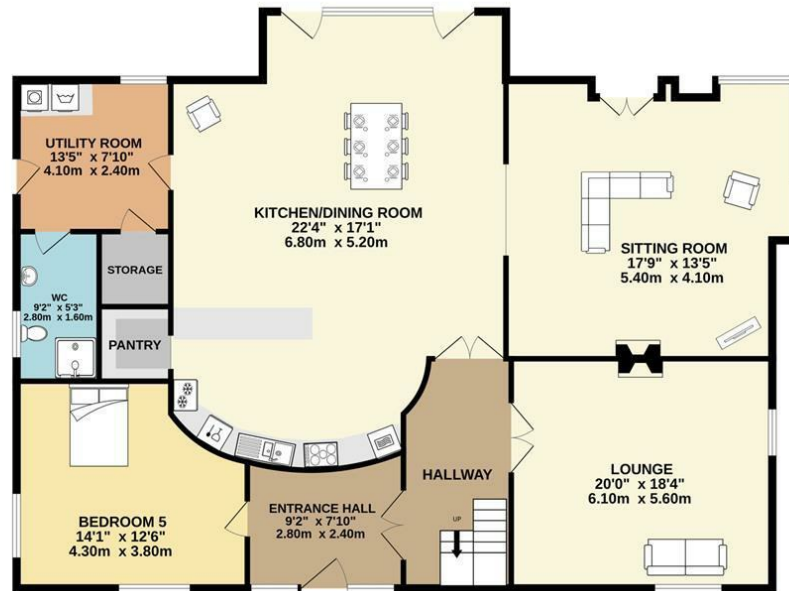




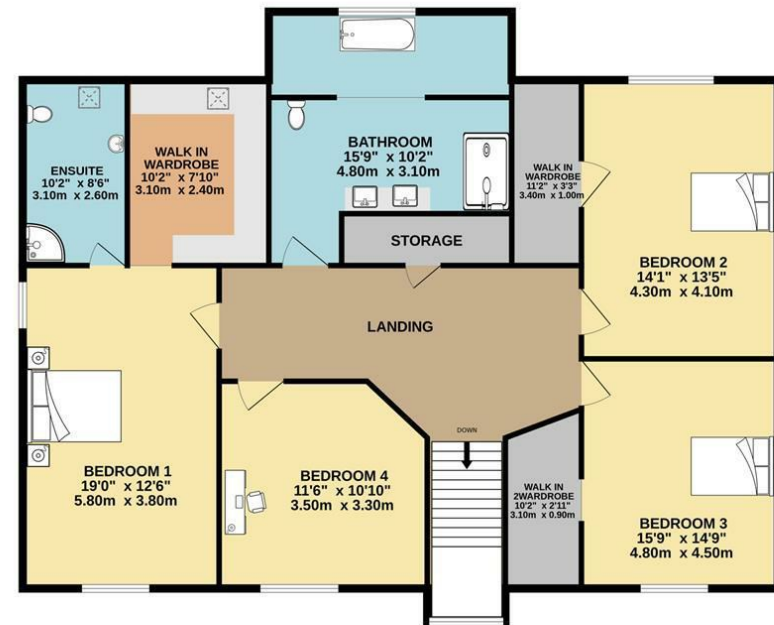


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2551sq.ft. (237.0 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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