

A stunning country residence extending to approximately 2,939 sq. ft., set on c. 1.21 acres of beautifully landscaped and meticulously maintained private grounds.







# Sonas, Brannockstown, Trim, Co. Meath C15 WD88



2939.00 sq ft



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## INTRODUCTION

Ideally located just 7 km from the Heritage town of Trim, this exceptional property enjoys a peaceful rural setting while remaining highly accessible to Dublin, with journey times to the M50 of approximately 30 minutes.

Presented in excellent condition throughout, this magnificent home features premium-quality fixtures and fittings. Constructed with the finest materials, it boasts high levels of insulation and is equipped with all modern services, including an efficient air-to-water heating system.

The spacious and thoughtfully designed accommodation comprises an impressive entrance hall with a feature staircase, a welcoming reception room, a generous living room, an elegant dining room, and a well-appointed kitchen. A large utility room, guest WC, and a dedicated home office add to the practicality of the home. There are six generously sized bedrooms, including a master ensuite, along with two additional family bathrooms.

The grounds are a particular highlight, bordered by mature trees that provide privacy and natural beauty. Expansive lawns surround the residence, complemented by a charming summer house, multiple storage sheds, and a patio area ideal for outdoor entertaining.

This is a rare opportunity to acquire a substantial and stylish family home in a picturesque and highly sought-after location.

Trim is within a ten-minute drive and is a thriving heritage town, offering a wealth of boutique shops, excellent schools, leisure and sporting facilities, restaurants, and hotels.

The surrounding area boasts a wide range of amenities to cater to every need, including GAA, rugby, golf, fishing, and horse riding—not to mention the beautiful historical sites that Trim is renowned for.

## ACCOMMODATION

### Entrance Porch

8'8" x 4'5"

With tiled flooring and sliding door from front.

### Entrance Hall

With hardwood front door and glass side inserts, wooden flooring and ceiling coving and centrepiece.

### Lounge

13'6" x 11'9"

With wooden flooring, ceiling coving and centrepiece and open fire with marble hearth and wooden surround.







### **Dining Room**

16'5" x 11'9"

With wooden flooring, ceiling coving and 2x centrepieces, solid fuel stove and cast-iron fireplace and sliding door to rear garden.

### **Kitchen**

18'7" x 15'1"

With tiled flooring, ceiling coving, wooden wall to floor kitchen units with granite worktop, splashback tiles and fitted display cabinet with lighting.

### **Utility Room**

8'6" x 7'0"

With tiled flooring, wooden wall to floor units with granite worktops and stainless-steel sink.



### **Guest w.c.**

8'11" x 4'3"

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

### **Bedroom 1**

16'2" x 14'8"

With wooden flooring, ceiling coving and centrepiece and feature panelling.

### **Ensuite**

8'11" x 3'11"

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



### **Bedroom 2**

13'6" x 11'9"

With wooden flooring, ceiling coving and centrepiece and cast-iron fireplace with marble hearth.

### **Bedroom 3**

13'3" x 10'8"

With wooden flooring and ceiling coving and centrepiece.

### **Bedroom 4**

10'8" x 9'10"

With wooden flooring and ceiling coving and centrepiece.







### Bathroom

10'8" x 8'2"

With tiled flooring and partially tiled walls, feature panelling, free standing bath, shower, w.h.b with built in vanity unit and w.c.

### Landing

With wooden flooring.

### Bedroom 5

20'3" x 16'1"

With wooden flooring and Velux windows.

### Bedroom 6

12'2" x 10'4"

With wooden flooring and Velux windows.

### Bathroom

9'9" x 6'3"

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

### Multi Purpose Room

16'2" x 11'2"

With wooden flooring and Velux window.

### FIXTURES & FITTINGS

All flooring, blinds, curtain poles and kitchen appliances are included in the sale.

### FEATURES

- Stunning property
- Mature private site
- Insulated to a high standard
- Patio area
- Spacious family home
- Storage sheds
- Turnkey condition
- Great location

### DIRECTIONS

EIRCODE: C15 WD88



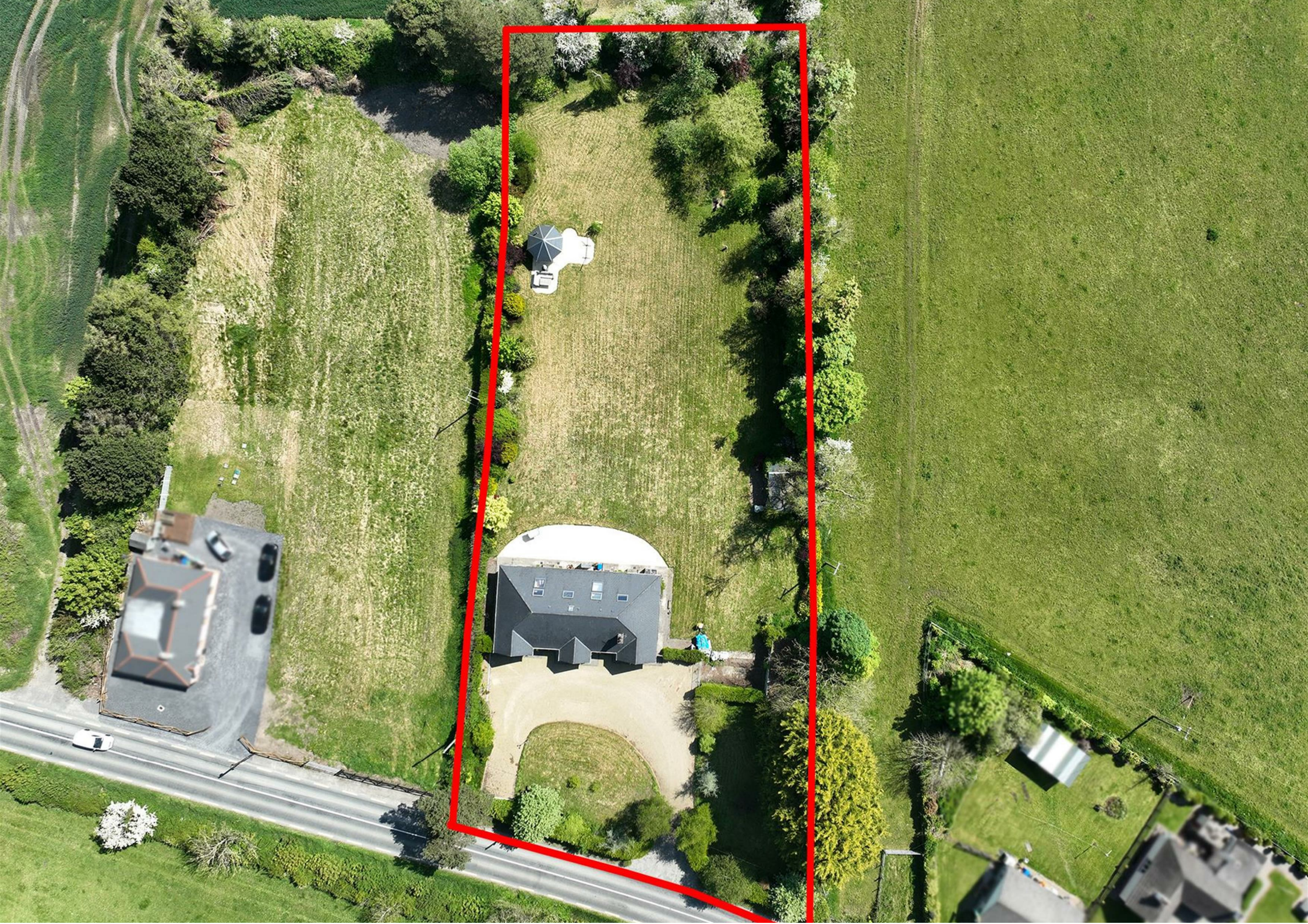








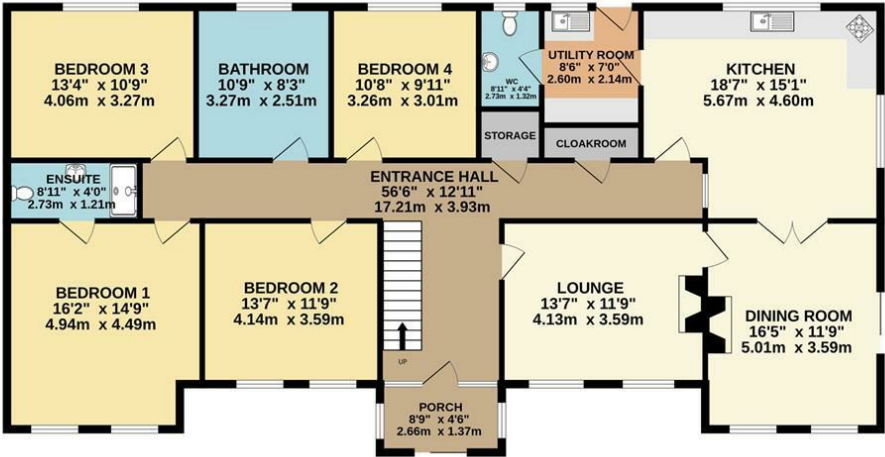




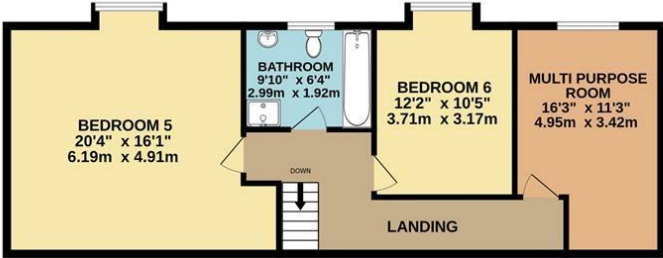


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2939sq.ft. (273.0 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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