








Raymond Potterton & Co. Ltd. are delighted to present this three-bedroom semi-detached home, complete with a large extension to the rear, located in the heart of Ardcath Village, Co. Meath.

1 Church View, Ardcath, Garristown, Co. Meath, A42 X310

 1475.00 sq ft

 4 Bedrooms

 2 Bathrooms

INTRODUCTION

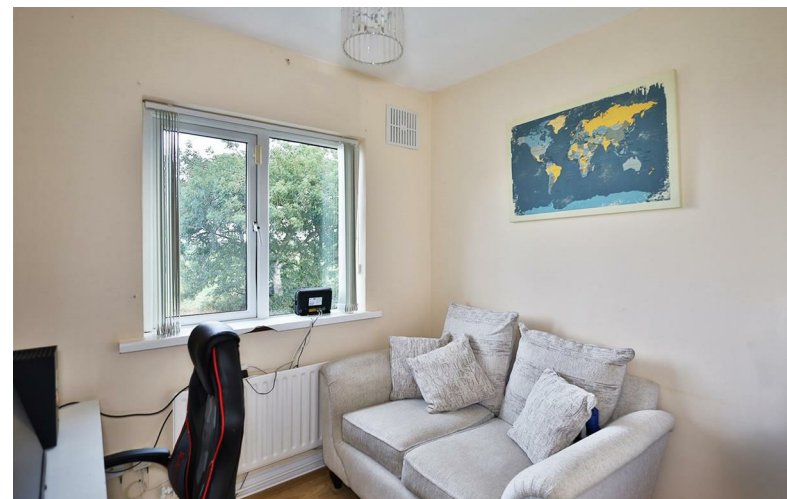
To the front, the property is accessed via an electric roller gate, and occupies a generous site. This home offers ample off-street parking and is maintained to an excellent standard throughout.

The main residence, extending to 90 sq.m, is bright and modern, providing a comfortable and stylish living environment. The large extension to the rear extends to 47 sq.m,

The property is ideally situated within walking distance of St. Patrick's National School and St. Vincent's GAA Club, making it perfect for families. Ardcath is just 8km from Duleek and 11km from Ashbourne, and benefits from proximity to the N2 motorway, offering easy access to Dublin and surrounding areas.

FEATURES

- Excellent condition throughout
- Generous site with ample off-street parking
- Low-maintenance exterior
- Quiet village location within walking distance of local school and GAA club
- 8km from Duleek and 11km from Ashbourne
- Convenient access to the N2 motorway and Dublin
- Oil fired central heating





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, ovens, hobs, extractor fans, microwave, and fridge/freezer are included in the sale.

ACCOMMODATION

Entrance Hall

12'5" x 4'5"

With tiled flooring and PVC front door with glass panel inserts.

Lounge

12'0" x 10'8"

With wooden flooring, open fire with feature fireplace and tiled hearth and TV point.

Kitchen/Dining Room

16'3" x 9'10"

With tiled flooring, built in wall to floor units, laminate worktop with tiled splashback, eye level oven, electric hob, extractor fan, integrated microwave, built in storage units and stainless-steel sink.

Landing

With carpet.

Bedroom 1

12'11" x 10'9"

With wooden flooring and built in wardrobes.

Bedroom 2

12'3" x 9'4"

With wooden flooring.

Bedroom 3

8'5" x 7'1"

With wooden flooring.

Bathroom

6'0" x 5'0"

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

Hallway

9'11" x 4'11"

With tiled flooring and PVC front door with glass panel inserts.

Lounge 2

12'10" x 7'1"

With wooden flooring and TV point.

Kitchenette

15'4" x 8'9"

With tiled flooring, built in kitchen units, laminate worktop with tiled splashback, eye level oven, electric hob, extractor fan and stainless steel sink.

Bedroom 4

12'9" x 7'8"

With wooden flooring and door to rear.

Bathroom

4'11" x 4'3"

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

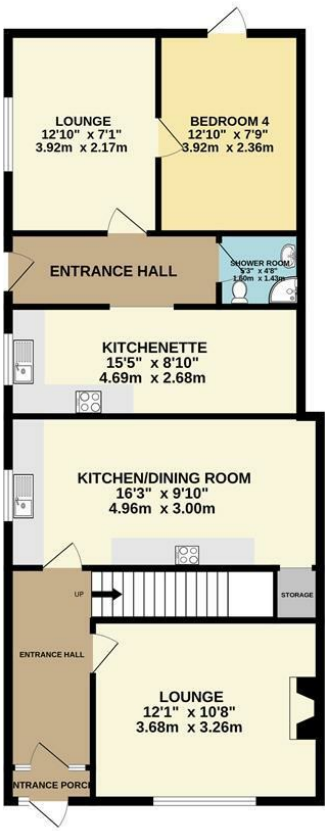
DIRECTIONS

EIRCODE: A42 X310

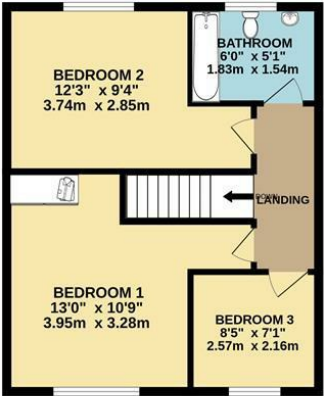


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1475sq.ft (137.0 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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