








No. 4 Cherryvalley Copse is an excellent four-bedroom detached dormer residence, extending to 125 sq.m. Ideally positioned in the charming village of Rathmolyon, just a short drive from the heritage town of Trim, Co. Meath. Located within the ever-popular Cherryvalley development, this property enjoys peaceful, mature surroundings in a highly convenient setting with excellent access to local amenities.

4 Cherryvalley Copse, Rathmolyon, Co. Meath,

 1345.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

Situated on a large corner site, No. 4 offers bright, spacious accommodation designed for modern family living. The interior is stylish and well-maintained, while the exterior boasts a generous rear garden, with a large patio area and landscaped lawns ideal for outdoor enjoyment.

The property's generous proportions and tasteful décor throughout create a warm and welcoming atmosphere from the moment you step inside. Rathmolyon offers an ideal blend of village charm and connectivity, with Dublin and the M50 reachable in under 30 minutes.

Accommodation includes entrance hall, lounge, kitchen/dining room, utility room, guest w.c, four bedrooms (master ensuite) and bathroom.

FEATURES

- Bright and spacious living accommodation
- Turnkey condition
- Large corner site with mature landscaped gardens and large patio area
- Peaceful village location near Trim
- Easy access to Dublin (under 30 minutes)
- Finished to a high standard
- Oil fired central heating





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, washing machine, dryer, dishwasher, fridge freezer and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

15'7" x 5'9"

With wooden flooring, ceiling coving and PVC front door with glass panel insert.

Lounge

16'0" x 11'11"

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

Kitchen/Dining Room

28'8" x 11'5"

With tiled flooring, wooden built in wall to floor units with laminate countertop, tiled splashback, oven, electric hob, extractor fan and stainless steel sink.

Utility Room

5'0" x 3'8"

With wooden built in wall units, laminate countertop and door to rear garden.

W.C

5'0" x 4'6"

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

Landing

13'7" x 3'2"

With carpet flooring, hotpress and storage press.

Bedroom 1

16'0" x 10'0"

With carpet and built in wardrobes.

Ensuite

5'1" x 5'1"

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

Bedroom 2

12'5" x 12'2"

With carpet and built in wardrobe.

Bedroom 3

12'1" x 7'10"

With carpet and built in wardrobe.

Bedroom 4 (Downstairs)

11'7" x 9'4"

With carpet and built in wardrobe.

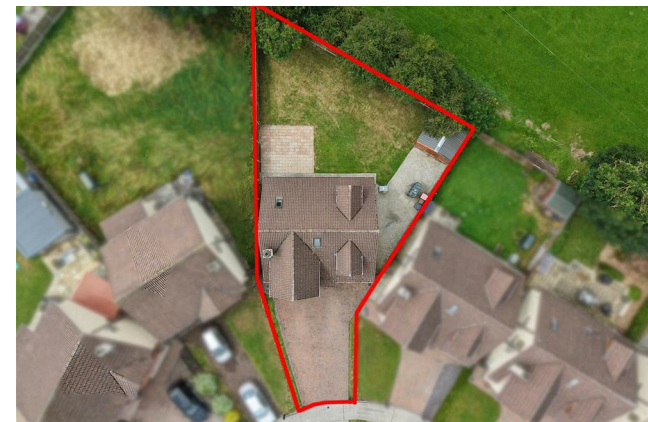
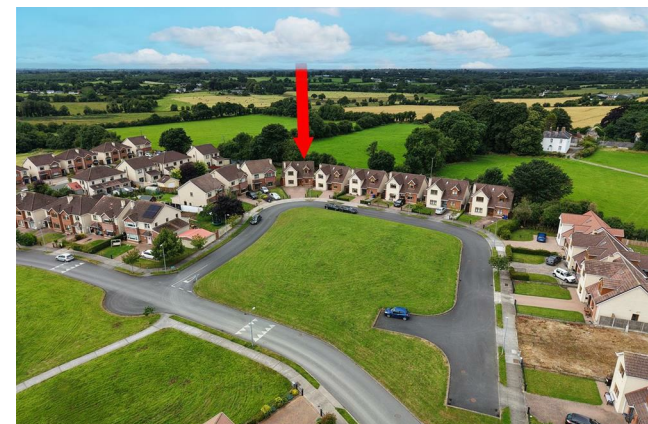
Bathroom

8'7" x 5'1"

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

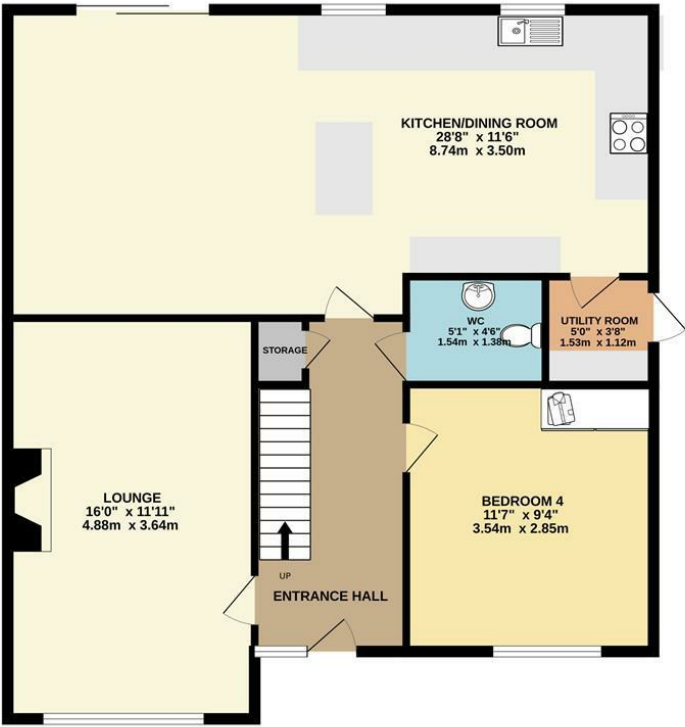
DIRECTIONS

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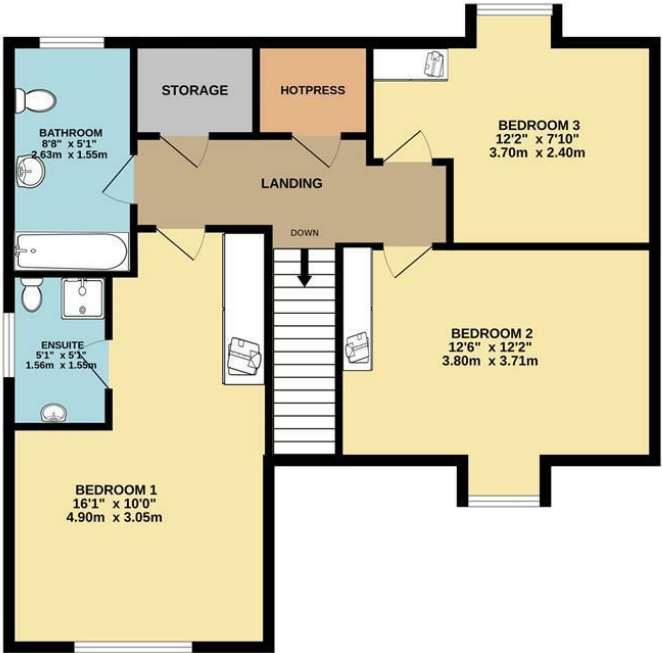


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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