

Laurel House is an exceptional 5 bedroom detached family residence, which extends to approximately 279 sq.m. and sits proudly on a beautiful and exceptionally well-maintained site. Kildalkey Wood is an exclusive estate of all detached house which is located in Kildalkey Village.

Constructed in 2005 this is a fine dormer bungalow with nice large rooms throughout and the entire property is presented in excellent condition.



# Laurel House, 2 Kildalkey Wood, Kildalkey, Co. Meath, C15 V300



3003.00 sq ft



5



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## INTRODUCTION

This property is excellently laid out with well-proportioned living accommodation. Internally the style and layout of this property is aimed at a family who value not only good living space but elegant reception rooms for entertaining and a wonderful country style kitchen all centered around a high gloss green Stanley stove which is further enhanced by a separate spacious light filled dining space open to a lovely living area with a wonderful stove set to the side providing an amazingly cozy living area.

The Lounge is opulent and a perfect space to detach oneself from the next-door office space or the hustle and bustle of the house itself.

The residence and site are bound by mature laurel hedging which is especially well maintained and offers the ultimate privacy to this house. The property overlooks a well maintained green to the front and there is rolling agricultural fields to the rear.

The property offers a pebble dash finish façade with double glazed window, slate roof and is complimented with a large cobblelock driveway offering space for at least 4 cars with front gardens edged carefully with paving and well-placed low lantern lighting all of which works with sensors.

The rear gardens are carefully manicured with flowerbeds corniced with paved bricks along with fruit beds with water sprinkling system, vegetable bed and well laden apple trees.

There is an excellent enclosed patio with UV canopy to the rear of this house which makes outdoor dining accessible all year round.

Kildalkey Village is located just 8 km from Trim and 5 km from both Athboy and Ballivor. Blanchardstown and Liffey Valley Shopping Centres are both but a short drive away from the property and Kildalkey's proximity to the M50 motorway is a great advantage.

Laurel House is a stunning home with family orientated accommodation. Viewing is highly recommended to fully appreciate all the qualities this home has to offer.

## ACCOMMODATION

### Entrance Hall

8.26 x 4.91

Stunning entrance area with vaulted gallery ceiling with feature hardwood door with leaded glass side panels, tiled flooring, stained wood stairs with carpeted step, understairs storage and coving.

### Lounge

5.61 x 4.86

Lovely large dual aspect room with wooden flooring, hardwood fireplace with cast iron insert (open fire), coving and centrepiece.

### Kitchen

4.93 x 4.83

Well fitted Kitchen with tiled flooring, built in oak wall and floor units with centre island and granite worktops and upstand, under counter lighting, stainless steel sink unit with extendable tap and filter tap, high gloss Stanley oven, double fridge freezer surrounded with pull out larder presses and wine rack overmantle, Samsung electric oven, Whirlpool microwave, Zanussi gas hob, coving and recessed lights.





### Living / Dining

9.09 x 1.99

A Dining area which is flooded with light overlooking the entire back garden with high gloss wooden flooring, open plan to cosy living area centered around a Henley 30KW solid fuel stove (back boiler).

### Utility

2.14 x 1.99

With tiled flooring, built in wall and floor units, wall shelving, washing machine and tumble dryer.

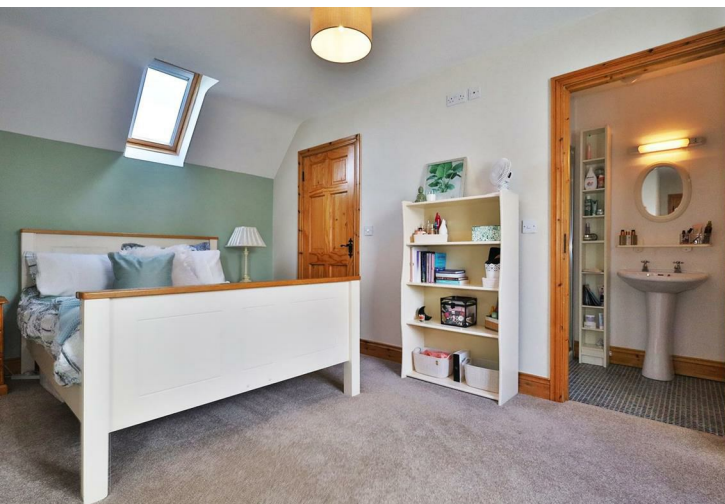
### Guest w.c.

1.99 x 1.40

With tiled flooring, w.c. and w.h.b. with vanity unit.

### Office

With carpet, coving and centrepiece.



### Landing

8.1 x 3.82

With open gallery, tongue and groove flooring, feature leaded glass arch window and recessed lights.

### Bedroom 1

4.85 x 4.40

With tongue and groove flooring, ceiling rose and built in wardrobes.

### Ensuite

3.51 x 3.48

Fully tiled with free standing bath, shower, wc, w.h.b. with vanity unit and heated towel rail.

### Bedroom 2

4.84 x 4.33

With carpet and ceiling rose. Walk in wardrobe 2m x 1.12m with hanging and shelf storage.



### Ensuite

2.58 x 1.10

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



### Bedroom 3

3.3 x 3.18

With tongue and groove flooring, ceiling rose and built in wardrobes.

### Bedroom 4

3.2 x 2.88

With carpet, ceiling rose and built in wardrobes

### Bedroom 5

3.15 x 2.81

With carpet, ceiling rose and built in wardrobes.





### Bathroom

3.3 x 1.76

Fully tiled with w.c., w.h.b., corner bath and shower with Triton T90si and pumped shower. Heated towel rail.

### Garage

5.4 x 3.52

With double wooden doors, slotted wall with hanging and shelf storage.

### FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, Stanley Range, extractor fan, integrated dishwasher, double fridge freezer, Samsung electric oven, Whirlpool integrated microwave, Zanussi gas hob, Hoover washing machine, Hotpoint tumble dryer, camera door bell, outdoor lanterns, swing set and garden shed are included in the sale.

### FEATURES

- Exceptional interior décor throughout
- Large rooms throughout
- 9ft high ceilings
- Filtered water system in kitchen
- Water softener
- Beam integrated vacuum system
- Dual central heating. Oil fired & solid fuel
- High degree of insulation – Excellent B3 BER rating
- Camera door bell
- Fully alarmed
- Excellent broadband
- Attached garage
- Excellently manicured lawns with carefully planted hedgerows
- Veranda with overhead UV canopy
- extensive paving and open patio area
- Fruit bed with water sprinkling system
- Sensored external lighting
- Outside taps
- Outdoor sockets
- Gated sides accesses
- Enclosed side storage
- PVC fascia and soffit
- PVC double glazed windows

### DIRECTIONS

EIRCODE: C15 V300





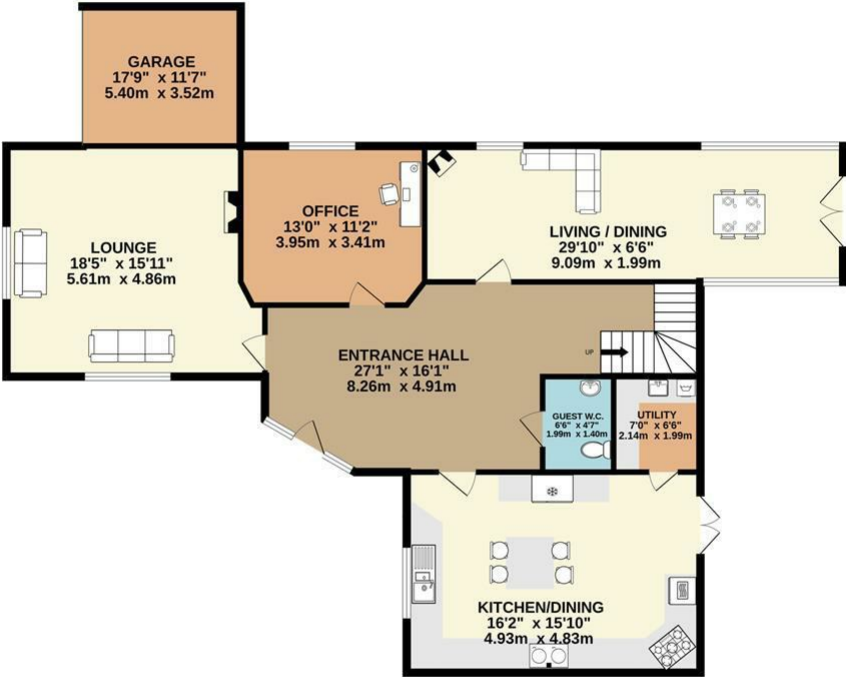


# Kildalkey Village

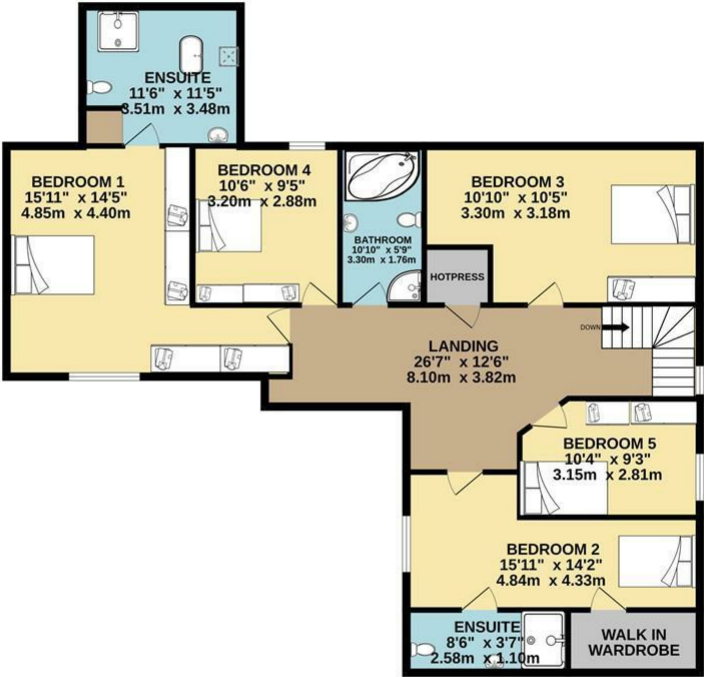


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3003sq.ft. (279.0 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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