



  
**Raymond  
Potterton**

**86 Fairfield, Dunshaughlin, Co. Meath, A85 NX32**

**€495,000**

**BER A3**







Raymond Potterton & Co. are delighted to present this beautifully presented A Rated family home constructed in recent years and located in the highly sought-after Fairfields development in Dunshaughlin.

# 86 Fairfield, Dunshaughlin, Co. Meath, A85 NX32

 1237.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This superb property is in excellent turnkey condition throughout and offers spacious, modern accommodation ideal for first-time buyers, families, or investors.

Built to a high standard, the house enjoys a generous layout with bright, well-proportioned rooms and quality finishes. The property benefits from private off-street parking and a well-maintained no maintenance rear garden, offering an ideal outdoor space for family use and entertaining.

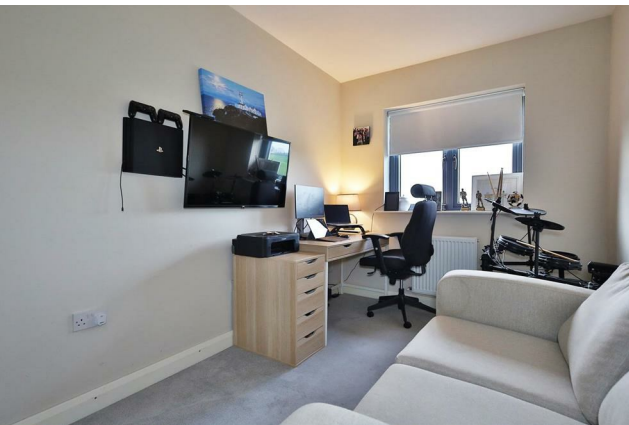
Fairfields is a mature and popular development conveniently situated within walking distance of Dunshaughlin town centre, schools, supermarkets, cafés, sporting facilities, and the new Dunshaughlin Educate Together Secondary School. The M3 Parkway rail station and the M3 motorway are both nearby, providing excellent transport links to Dublin and surrounding areas.

## FEATURES

- A-Rated Energy Efficient Home
- PV Solar Panels Installed
- Stunning Low-Maintenance Rear Garden
- High-Quality Artificial Grass
- Stylish Patio Area – Ideal for Outdoor Dining
- Quality Garden Shed
- Raised Planting Beds
- Turnkey Condition Throughout
- Bright, Spacious Interior
- Modern Kitchen & Bathrooms
- Off-Street Parking
- Excellent Location Close to Schools, Shops & Transport Links







### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, kitchen appliances, and garden shed are included in the sale



## ACCOMMODATION

### Entrance Hall

20'4" x 6'0"

With wood effect tiled flooring and composite front door with glass panel insert.

### Lounge

15'6" x 11'6"

With wood effect tiled flooring, built in media unit, acoustic paneling and TV point.

### Kitchen/Dining Room

17'9" x 15'0"

With wood effect tiled flooring, built in wall to floor units, laminate worktop, oven, hob, extractor fan, integrated dishwasher, stainless-steel sink and french doors to rear garden.

### Utility Room

6'8" x 5'0"

With wood effect tiled flooring, built in floor units and laminate worktop.

### W.C.

5'0" x 4'11"

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

### Landing

With carpet and hotpress

### Bedroom 1

14'8" x 10'4"

With carpet and built in wardrobe.

### Ensuite

6'6" x 4'10"

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

### Bedroom 2

12'3" x 9'9"

With carpet and built in wardrobe.

### Bedroom 3

12'3" x 7'8"

With carpet and built in wardrobe.

### Bedroom 4

10'3" x 7'1"

With carpet.

### Bathroom

6'2" x 5'10"

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

## DIRECTIONS

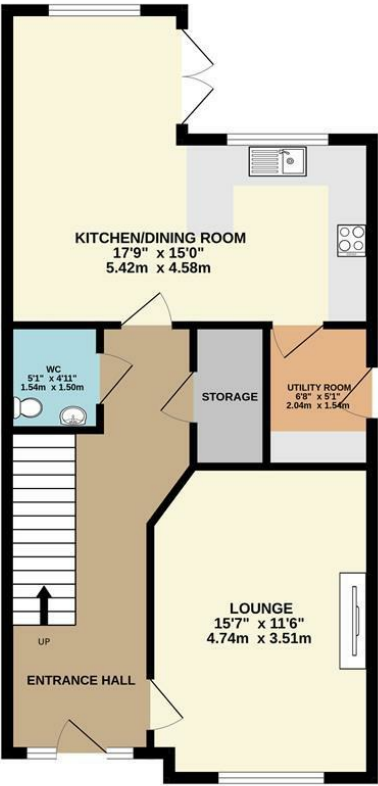
From Dublin, take the M3 Motorway and exit at Junction 5 for Dunshaughlin. Continue straight into the village centre and proceed through the main street. Fairfields is located off the old Dublin road on the east side of the village

EIRCODE: A85 NX32

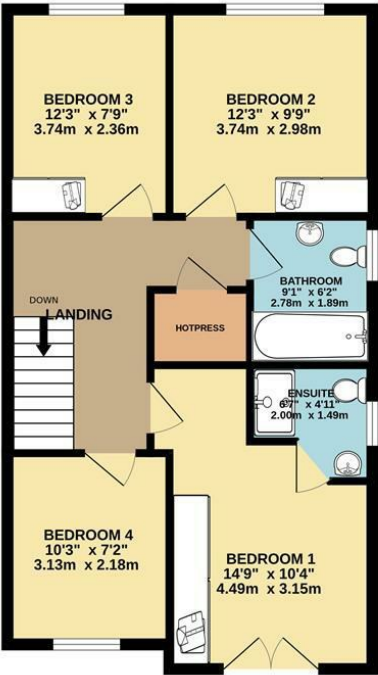


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1238sq.ft. (115.0 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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