



  
Raymond  
Potterton

10 College Grove Dunshaughlin Co. Meath A85 W274

€560,000

BER C1



New to the market, this superb turn-key four-bedroom detached family home is ideally located within the highly sought-after development of College Grove, Dunshaughlin, just a short walk from the village centre.



# 10 College Grove Dunshaughlin Co. Meath A85 W274

 1399.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This spacious and beautifully presented home offers bright and generously proportioned accommodation throughout.

To the front, a large walled-in driveway provides ample private parking, while the attractive red brick façade with double-glazed PVC windows and stylish window shutters creates an appealing and practical exterior.

Internally, the property is presented in excellent condition throughout, with many tasteful décor upgrades that enhance the sense of light and space, creating a warm and welcoming family home.

The accommodation includes four well-proportioned bedrooms, with the main bedroom benefiting from a private en-suite bathroom. The garage has been thoughtfully converted into a reception room/fifth bedroom and is complemented by a guest W.C. and a spacious utility room, providing excellent practicality and convenience.

The property also benefits from gas-fired and zoned central heating and a C1 BER rating, ensuring energy efficiency and year-round comfort.

To the rear of the property is a large south facing, sun trap garden with a decking area and convenient side access, providing an ideal space for outdoor entertaining, family activities or relaxing in the evenings.

College Grove enjoys an excellent location close to Dunshaughlin village, where a wide range of amenities are available including Lidl, SuperValu, cafés, restaurants, pubs, healthcare facilities, primary and secondary schools, and local GAA and soccer clubs.

The area is well served by public transport, while the M3 motorway is just minutes away, providing easy access to Dublin Airport (approximately 30 minutes) and Dublin City Centre, making this an ideal home for commuters.

Accommodation briefly comprises entrance hall, lounge, kitchen/dining room, study/bedroom 5, utility room, guest W.C., four bedrooms (main en-suite) and family bathroom.





### **FIXTURES & FITTINGS**

All curtains, blinds, flooring, built in cabinets in the Lounge, electric fire, all appliances, kitchen island and window shutters are included in the sale.



## ACCOMMODATION

### Entrance Hall

4.90 x 1.79  
With tiled flooring.

### Lounge

5.49 x 3.73  
With carpet, built in media unit and electric fire.

### Kitchen / Dining Room

5.70 x 4.40  
With tiled flooring, built in wall and floor units, oven/hob, sink, fridge/freezer and dishwasher.

### Utility Room

4.07 x 2.24  
With tiled flooring, built in wall and floor units, washing machine and dryer.

### Guest w.c.

1.49 x 1.27  
With tiled flooring, w.c, w.h.b and vanity unit.

### Reception Room

4.05 x 2.16  
With carpet and sky light.

### Landing

With carpet.

### Bedroom 1

4.59 x 2.78  
With carpet and built in wardrobes.

### Ensuite

1.98 x 1.78  
With tiled flooring, tiled walls w.c, w.h.b and shower.

### Bedroom 2

3.91 x 3.59  
With carpet and built in wardrobes.

### Bedroom 3

2.96 x 2.48  
With wooden flooring and built in wardrobes.

### Bedroom 4

3.13 x 2.24  
With carpet and built in wardrobes.

### Bathroom

1.92 x 1.81  
With tiled flooring, tiled walls w.c, w.h.b and shower.

## FEATURES

- Excellent condition throughout
- Water softener
- Electric fire
- Utility room
- Fully alarmed
- Gas fired and zoned central heating
- Upgraded and newly insulated hot water tank
- Large south facing rear garden
- Cul-de-sac location
- Minutes' walk to Dunshaughlin Main Street

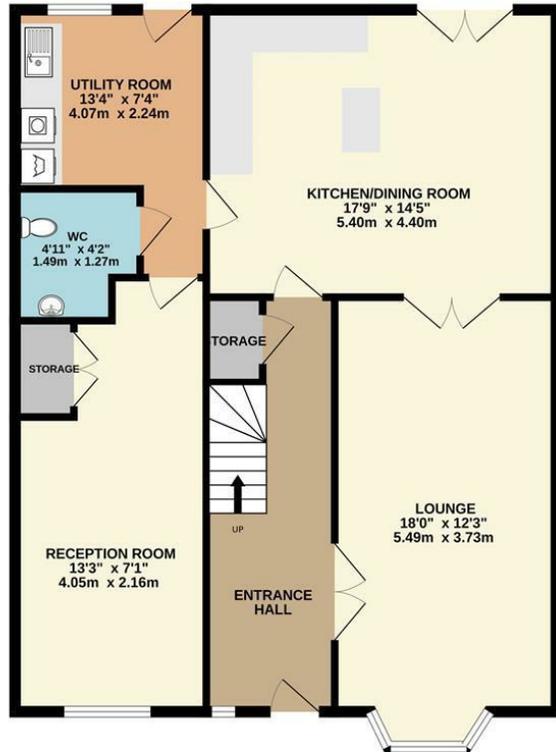
## DIRECTIONS

EIRCODE: A85 W274

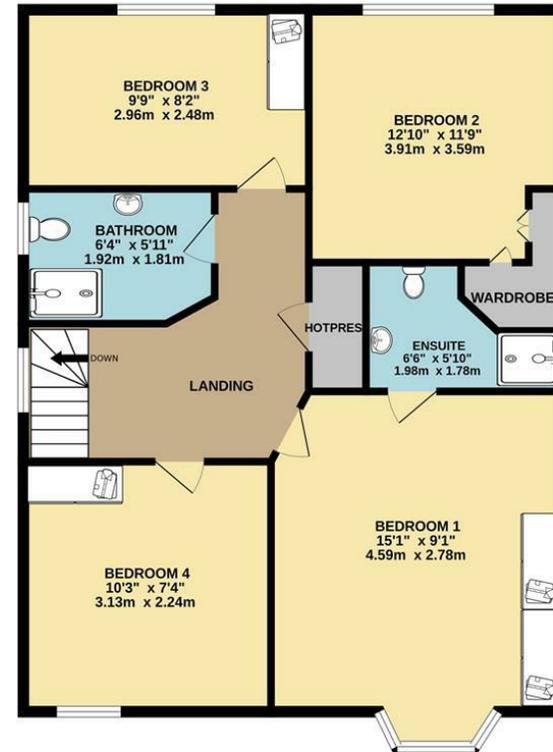


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1399sq.ft. (130.0 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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