



  
Raymond  
Potterton

**61 Grange Hall Dunshaughlin Co. Meath A85 Y997**

**€345,000**

**BER B2**



A superb, well-proportioned 3 bed with converted attic family home in the prime and convenient location of Dunshaughlin.

No. 61 Grange Hall immediately impresses with its attractive cream-yellow render, complemented by buff brick detailing.

# 61 Grange Hall Dunshaughlin Co. Meath A85 Y997

 1237.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

Set within a well-maintained development, the property benefits from ample off-street parking. Welcomed with an entrance hallway that leads to a spacious lounge, perfect for relaxing or entertaining.

The lounge is enhanced by a feature marble fireplace with electric insert. To the rear, the home opens into a large open-plan kitchen and dining area, ideal for modern living. This bright and airy space features patio doors that flood the room with natural light and provide seamless access to the garden.

Upstairs, the property offers three generously sized bedrooms, including a large master bedroom with ensuite. A well-appointed main bathroom serves the remaining bedrooms.

A standout feature is the converted attic, offering excellent additional space suitable for a home office, playroom, or guest accommodation.

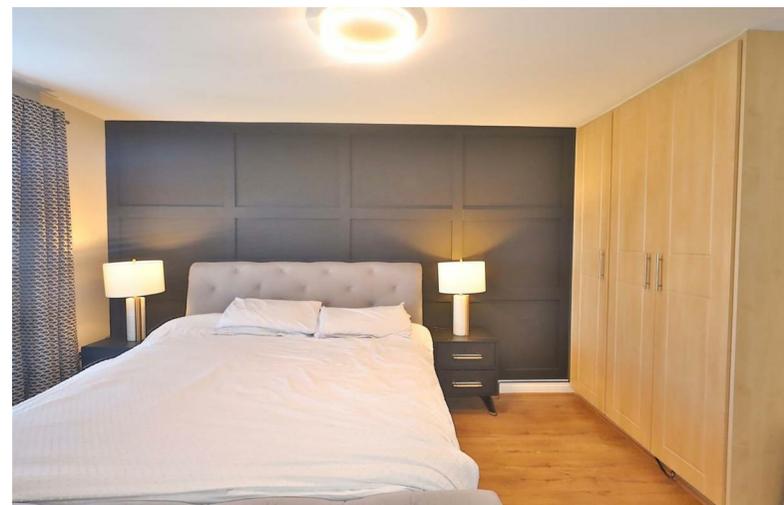
The rear garden is a large southeast-facing suntrap.

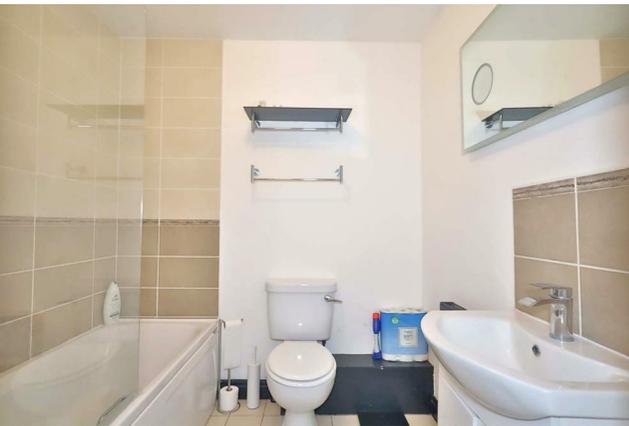
Grange Hall, Dunshaughlin is a popular residential development ideally located within walking distance of Dunshaughlin village and its range of cafés, shops, pubs and local services.

The area benefits from excellent amenities including Dunshaughlin GAA club, nearby soccer facilities and a selection of well-regarded primary and secondary schools, making it an ideal family location.

Conveniently situated c.29km from Dublin City Centre and approximately 30 minutes from Dublin Airport, the area also enjoys easy access to the M3 and regular bus links, offering a perfect balance of village living and city connectivity.

Accommodation includes Entrance Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms (main ensuite) 2 Bathrooms and a converted Attic.





### **FIXTURES & FITTINGS**

All flooring, blinds, oven, hob and extractor fan are included in the sale.



## ACCOMMODATION

### Entrance Hall

6.2 x 2.1  
With wooden flooring.

### Lounge

5.7 x 3.2  
With wooden flooring, feature marble fireplace with electric insert fire.

### Kitchen / Dining Room

5.1 x 4.3  
With wooden flooring, built in wall and floor units, oven, hob, extractor fan and patio doors.

### Guest w.c.

1.6 x 1.3  
With tiled flooring, w.c and w.h.b.

### Bedroom 1

4.5 x 3.1  
With wooden flooring and built in wardrobes.

### Ensuite

2.2 x 1.9  
With tiled flooring and walls, w.c, w.h.b and shower.

### Bedroom 2

3.2 x 2.8  
With wooden flooring and built-in wardrobes.

### Bedroom 3

3.1 x 2.4  
With wooden flooring and built-in wardrobes.

### Landing

3.2 x 2.1  
With carpet.

### Bathroom

2.1 x 2.1  
With tiled flooring, partially tiled walls, w.c, w.h.b and bath.

### Converted Attic

4.1 x 4.5  
With wooden flooring and attic storage.

## FEATURES

- Gas fired central heating
- Good condition throughout
- Converted attic with sky lights
- South-east facing rear garden
- Dunshaughlin Town Centre location
- Local schools and transport links within walking distance

## DIRECTIONS

EIRCODE: A85 Y997



# FLOOR PLAN



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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