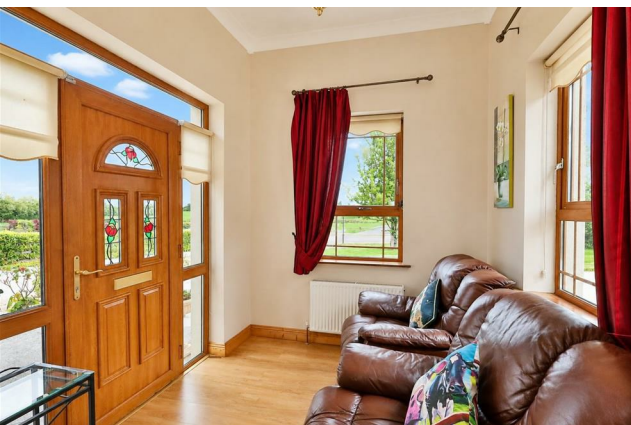




Balrath South, Delvin Co. Westmeath N91 C620

€295,000








An exceptional detached bungalow presented in pristine condition, ideally positioned just off the Delvin to Athboy Road on approximately 0.5 acres of beautifully maintained private grounds.

Approached via a sweeping driveway with impressive feature gates, this superb home offers privacy, space, and countryside charm while remaining highly accessible.

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 1076.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

Extending to approximately 100 sqm., the accommodation is bright, spacious, and thoughtfully laid out, briefly comprising a welcoming feature entrance hall, elegant reception room, spacious kitchen/dining area, utility room, three generous double bedrooms, and a family bathroom.

Externally, the property is further enhanced by a selection of substantial storage sheds to the rear, offering excellent potential for a variety of uses including storage, workshop space, hobby use, or home business opportunities.

This stunning turnkey residence is sure to appeal to a wide range of buyers seeking a quality family home in a peaceful rural setting with the convenience of nearby amenities.

Ideally located just minutes from Delvin Village, the property enjoys a tranquil countryside setting while benefiting from easy access to both the M3 and M4 motorways, making Dublin and surrounding commuter areas readily accessible.

Early viewing is highly recommended.

FEATURES

- Stunning detached bungalow presented in turnkey condition
- Mature and private site extending to approximately 0.5 acres
- Bright and spacious accommodation extending to approx. 1076 sq. ft.
- Beautifully maintained lawns and mature hedgerows
- Impressive gated entrance and sweeping driveway
- Large rear storage sheds with excellent potential
- Peaceful countryside setting close to Delvin Village
- Convenient access to the M3 and M4 motorway networks
- Regular bus service to Dublin passes (BUS 111) on the property's door
- BER D2





FIXTURES & FITTINGS

The sale includes all flooring, curtains, blinds, light fittings, appliances, and stove.

ACCOMMODATION

Entrance Hall

8'9" x 7'6"

With wooden flooring.

Lounge

16'0" x 13'7"

With wooden flooring and solid fuel stove.

Kitchen

15'7" x 14'8"

With tiled flooring, built in wall and floor units, fridge/freezer, oven/hob and extractor fan.

Utility Room

9'3" x 6'5"

With tiled flooring, built in wall and floor units.

Hallway

5'9" x 3'10"

With tiled flooring.

Bedroom 1

13'6" x 11'5"

With wooden flooring.

Bedroom 2

10'10" x 10'3"

With wooden flooring.

Bedroom 3

10'2" x 9'1"

With wooden flooring.

Bathroom

8'9" x 7'2"

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

DIRECTIONS

EIRCODE: N91 C620



FLOOR PLAN

GROUND FLOOR



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