





Occupying a superb position overlooking a beautifully landscaped green within the highly regarded Abbeyfields development, No. 84 Abbeyfields is an impressive five-bedroom detached family residence extending to approximately 150 sq.m. (1,615 sq.ft.).

Presented in excellent condition throughout, this attractive home offers spacious, well-balanced accommodation in a quiet cul-de-sac setting.



84 Abbeyfields, Clonard, Co. Meath A83 NX63



1615.00 sq ft



5



3

INTRODUCTION

To the front, a generous cobblelock driveway provides ample off-street parking and is complemented by mature planting, attractive shrubbery and well-maintained boundary walls, creating an excellent first impression.

Designed with modern family living in mind, the accommodation comprises a welcoming entrance hall, elegant lounge with bay window, feature fireplace and sliding doors to the rear garden, separate dining room, spacious kitchen with an extensive range of fitted units, generous dining area and two Velux roof windows, together with a utility room, guest W.C. and a versatile ground floor fifth bedroom, ideal as a guest room, home office or playroom.

Upstairs, there are four generously proportioned bedrooms, including a spacious principal bedroom with ensuite, together with a well-appointed family bathroom.

The rear garden has been thoughtfully designed for low-maintenance living, featuring paved patio areas, decorative gravel, mature planting and a timber garden shed, creating an ideal outdoor space for entertaining or relaxing in complete privacy.

Abbeyfields is a mature, family-friendly development located within walking distance of Clonard Village. The village offers an excellent range of everyday amenities including a primary school, childcare facilities, convenience store, church, cafés, public houses and a variety of sporting clubs, all contributing to its strong community atmosphere.

A wider range of amenities, including supermarkets, pharmacies, secondary schools and leisure facilities, are available in the nearby towns of Enfield and Kinnegad.

The M4 motorway at Enfield is approximately 8 km away, placing Dublin City Centre within 40 minutes and Dublin Airport within 45 minutes, making this an ideal location for commuters seeking the perfect balance between peaceful village living and excellent connectivity.

ACCOMMODATION

Entrance Porch

6'7" x 2'2"

With tiled flooring and glass sliding door.

Entrance Hall

11'7" x 6'3"

With carpet, solid wood front door with glass side panels and ceiling coving and centrepiece.

Lounge

20'2" x 11'0"

With carpet, feature wooden fireplace with solid fuel stove and tiled hearth, glass sliding door to rear garden, bay window and ceiling coving and centrepiece.

Dining Room

12'7" x 11'0"

With carpet and ceiling coving and centrepiece.

Kitchen / Dining Room

17'5" x 10'9"

With tiled flooring, wooden built in wall to floor units with laminate worktop, tiled splashback, oven, hob, extractor fan, dishwasher and 2x velux windows.

Utility Room

7'1" x 5'2"

With tiled flooring, built in storage, laminate worktop, tiled splashback, washing machine and door to rear garden.

Bedroom 5

14'11" x 7'1"

With wooden flooring and ceiling coving and centrepiece.







Guest w.c.

4'8" x 4'0"

With carpet, partially tiled walls, w.h.b and w.c.

Landing

11'10" x 7'3"

With carpet.

Bedroom 1

11'6" x 11'5"

With carpet and built in wardrobe.

Ensuite

7'7" x 2'5"

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

Bedroom 2

11'0" x 10'1"

With carpet and built in wardrobe.

Bedroom 3

11'5" x 8'5"

With carpet and built in wardrobe.

Bedroom 4

8'10" x 8'6"

With carpet.

Bathroom

7'6" x 5'2"

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

FEATURES

- Spacious five-bedroom detached family residence
- Quiet cul-de-sac location
- Overlooking a large, landscaped green with mature trees
- Bright, well-proportioned accommodation throughout
- Spacious kitchen with Velux roof windows
- Large cobblelock driveway with ample off-street parking
- Low-maintenance rear garden with patio and garden shed
- Oil-fired central heating
- Walking distance to Clonard Village
- Approximately 8 km to the M4 motorway
- Approximately 45 minutes to Dublin Airport

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, kitchen appliances, washing machine and garden shed are included in the sale.

DIRECTIONS

EIRCODE: A83 NX63





FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1615sq.ft. (150.0 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.
Made with Metropix ©2026

