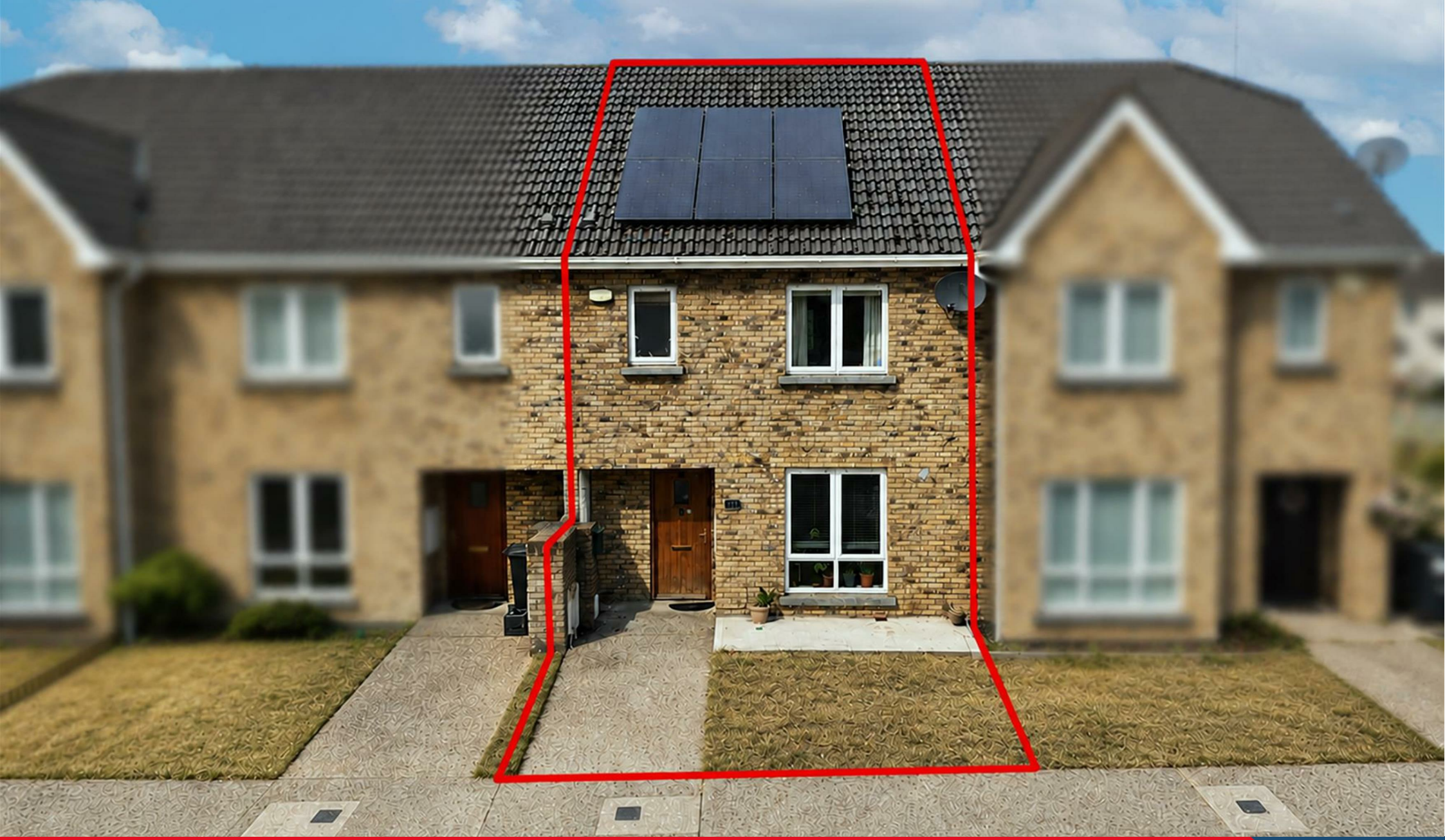


Raymond Potterton

132 Somerville, Ratoath, Co. Meath A85R244

€410,000

BER A









No. 132 Sommerville is a well presented three bedroom mid terrace residence with attic converted extending to c. 123 sq.m, ideally positioned within this established and highly convenient residential development in Ratoath.

132 Somerville, Ratoath, Co. Meath A85R244

1323.96 sq ft | 3 Bedrooms | 4 Bathrooms

INTRODUCTION

The property has been significantly upgraded by the current owners to achieve an impressive A BER rating, with energy-efficient features including PV panels and air-to-water heating system.

Internally, the accommodation is bright, spacious and well proportioned. The ground floor comprises a welcoming entrance hall, a generous kitchen/dining room and a spacious lounge to the rear, with patio doors opening directly onto a private, low-maintenance rear garden.

On the first floor there are three bedrooms, all benefiting from built-in wardrobes, including a main bedroom with ensuite shower room, together with a family bathroom.

A particular feature of No. 132 is the converted attic at second-floor level, providing an excellent additional room with its own shower room and useful built-in storage. This versatile space considerably enhances the accommodation and is suitable for a variety of uses.

Sommerville enjoys a highly convenient location close to Ratoath, offering an excellent selection of shops, schools, cafés, restaurants and sporting facilities.

The property is particularly well positioned for commuters, with easy access to the M3 motorway and Dublin City, while M3 Parkway Train Station is approximately a 10-minute drive away.

Ratoath is also well served by regular daily bus services to Dublin, making the property an ideal choice for those commuting to the capital.

Accommodation includes Entrance Hall, Kitchen/Dining Room, Lounge, 3 Bedrooms (Main Ensuite), Family Bathroom, Attic Room and Shower Room.















FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, built in microwave, fridge freezer, dishwasher, washing machine and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall
14'9" x 6'1"
With wooden flooring, understairs storage, coving and hardwood front door.

Kitchen/Dining Room
15'5" x 10'1"
With tiled flooring, built in wall to floor units with laminate worktop, built in microwave, fridge freezer, washing machine, oven, hob, extractor fan and sink.

Lounge
17'3" x 12'4"
With wooden flooring, coving, wooden fireplace with limestone insert (gas fire for decorative purposes only) and double doors to rear garden.

Guest W.C.
4'10" x 2'6"
With tiled flooring, w.h.b and w.c.

Landing
With carpet and hotpress.

Bedroom 1
12'9" x 10'3"
With carpet and built in wardrobe.

Ensuite
8'11" x 4'3"
With tiled flooring, fully tiled walls, shower, w.h.b with vanity unit and w.c.

Bedroom 2
13'1" x 9'0"
With carpet, built in wardrobe and built in shelving and drawer unit.

Bedroom 3
8'11" x 7'7"
With carpet and built in wardrobe.

Bathroom
6'4" x 5'11"
With vinyl flooring, partially tiled walls, shower, w.h.b with vanity unit and w.c.

Attic Room
15'3" x 11'10"
With wooden flooring, built in wardrobe, built in storage and 2x velux windows.

Shower Room
7'6" x 2'11"
With tiled flooring, partially tiled walls, shower, w.h.b and w.c.

FEATURES

- Presented in excellent condition throughout
- Impressive A BER energy rating - Suitable for Green Mortgage
- Recently upgraded with solar panels and air-to-water heating system
- Converted attic room with separate shower room
- Spacious kitchen/dining room and generous rear lounge
- Private, low-maintenance rear garden
- Excellent commuter location close to the M3, M3 Parkway Train Station and regular bus services to Dublin

DIRECTIONS

EIRCODE: A85R244

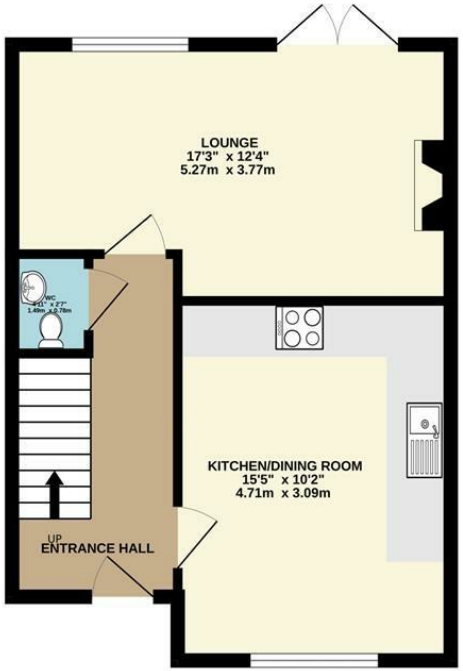




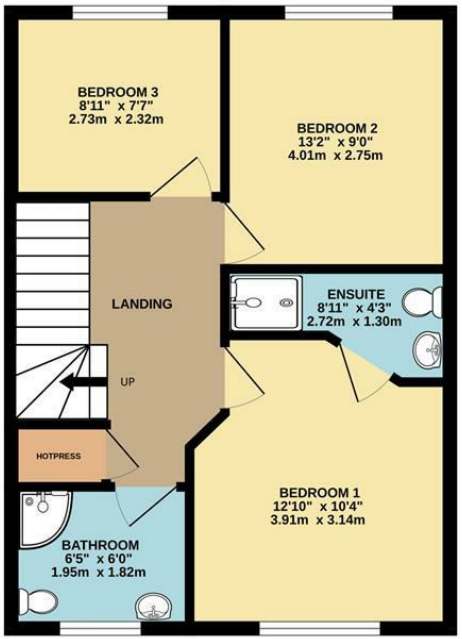


FLOOR PLAN

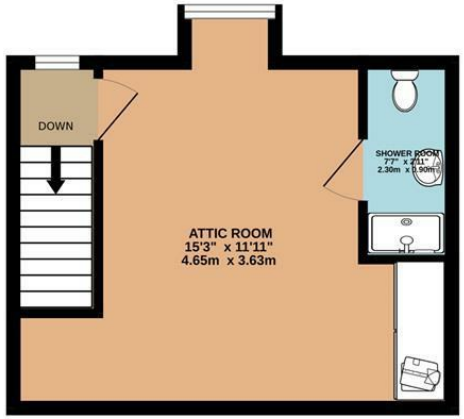
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1324sq.ft. (123.0 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

Raymond Potterton

0469027666

38 Watergate Street, Navan, Co. Meath, C15 PT8X
raymondpotterton.com

Follow us: