





This stunning A-rated property, extending to approximately 2314 sq. ft., is situated in Moorechurch, Julianstown, County Meath, a short distance from the M1 and within easy reach of Drogheda.



# Gleann Na BhFiach, Moorechurch, Julianstown, Co. Meath, A92 E1XY



2314.00 sq ft



4



3

## INTRODUCTION

Built in 2018, this fine family home has been finished to a high standard, with quality fixtures and fittings, excellent insulation and an abundance of natural light throughout.

The accommodation is generous, well laid out and offers a good balance of open-plan living space and separate rooms.

The large kitchen and dining area is a real feature of the house, with its vaulted ceiling, extensive glazing and rooflights creating a particularly bright space. The kitchen has a large central island and ample storage, with plenty of room for both everyday family life and entertaining.

The house also has a number of additional living areas which could be used as sitting rooms, a playroom or a home office, depending on requirements.

There are four good-sized bedrooms, modern bathroom and en-suite facilities, excellent storage and a laundry chute. Large windows throughout the house make the most of the elevated setting and surrounding countryside.

The property has an A-rated energy performance and an air-to-water heat pump, providing an efficient heating system together with the high levels of insulation expected from a home of this age. The property is served by a private septic tank.

Moorechurch is conveniently located close to Julianstown and the M1 motorway. Drogheda is easily accessible, while Dublin Airport and Dublin city can be reached directly via the M1.

This is a well-located, energy-efficient family home offering generous accommodation in a convenient rural setting.

Accommodation includes Entrance Porch, Entrance Hall, Sitting Room, Living Room, Kitchen, Utility Room, Guest w.c., 4 Bedrooms (Main Ensuite) and Bathroom.

## ACCOMMODATION

### Entrance Hall

7.14 x 3.61

With wooden flooring

### Sitting Room

4.12 x 2.76

With wooden flooring.





### **Living Room**

4.8 x 4.21

With wooden flooring, plumbed for solid fuel stove, sliding glass doors to rear garden.

### **Bedroom 4**

4.25 x 3.58

With wooden flooring

### **Kitchen**

6.44 x 5.54

With tiled flooring, high ceilings, built in wall and floor units, granite worktop, integrated fridge/freezer and oven, extractor fan, hob (to be confirmed), kitchen island with attached breakfast bar, large feature window to the rear garden.



### **Utility Room**

3.19 x 2.3

With tiled flooring, washing machine and tumble dryer. Door to rear.

### **Guest w.c.**

4.14 x 1.81

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

### **Landing**

5.89 x 3.5

With carpet.



### **Bedroom 1**

5.17 x 4.15

With wooden flooring and generous wardrobe space.



### **Ensuite**

2.88 x 2.53

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

### **Bedroom 2**

4.22 x 3.27

With wooden flooring

### **Bedroom 3**

4.29 x 3.16

With wooden flooring.





## Bathroom

2.68 x 2.54

With tiled walls and flooring, shower and bath.

## FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, kitchen appliances, hob (to be confirmed) are included in the sale.

## FEATURES

A-rated four-bedroom detached home  
Built in 2018  
Extending to approximately 2314 sq. ft. (to be confirmed)  
High-quality fixtures and fittings throughout  
Air-to-water heat pump  
Underfloor heating throughout.  
High levels of insulation  
Concrete first floor and stairs.  
Bright and generously proportioned accommodation  
Large open-plan kitchen and dining area  
Vaulted ceiling with extensive glazing and rooflights  
Large central kitchen island  
Modern bathroom and en-suite facilities  
Laundry chute  
Private septic tank  
ZAPP EV car charger  
A short distance from the M1 Motorway  
Easy access to Drogheda, Dublin Airport and Dublin

## DIRECTIONS

EIRCODE: A92 E1XY



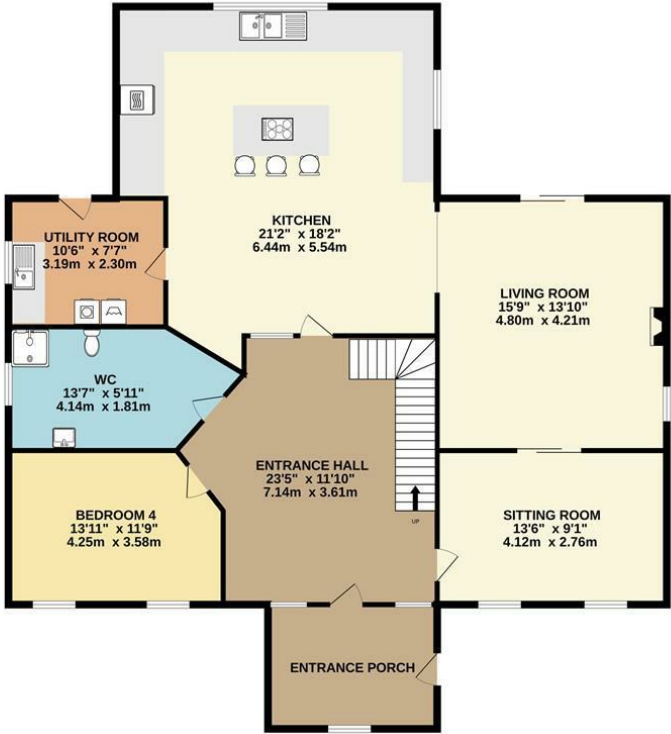






FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2260sq.ft. (210.0 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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