

Raymond Potterton

Sheepstown, Delvin, Co. Westmeath, N91 F9TW

Asking Price €350,000

BER B3









4 bedroom detached dormer bungalow set on a picturesque c.0.5 acre site with a detached garage within close proximity to the village of Delvin.



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2206.00 sq ft | 4 | 3

INTRODUCTION

Set on c.0.5 acres of mature and beautifully maintained grounds, this impressive four-bedroom detached dormer bungalow is approached by a charming stone driveway leading to the residence. Extending to approximately 205 square metres, the property also benefits from a large, first-storey area, offering excellent additional living or accommodation space.

Internally, the home is presented in good condition throughout and has been well cared for by its current owners. The accommodation is bright and spacious, with all rooms generously proportioned to provide comfortable family living. Modern energy-efficient features include solar panels and a BER rating of B3, further enhancing the home's appeal.

Externally, the property enjoys a large rear garden ideal for outdoor living and family use, together with a detached garage and ample parking. Services include mains water, septic tank and oil fired central heating.

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.

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, fridge/freezer and oven/hob are included in the sale.

FEATURES

- Large detached residence on 0.5 acres
- Detached Garage
- South facing rear garden
- Septic tank
- Mains water
- Solar panels
- Multi-functional First Floor space extending to over 70 sq.m
- B3 BER















ACCOMMODATION

Entrance Hall
14'4" x 6'4"
With lino flooring.

Lounge
15'6" x 11'8"
With wooden flooring and solid fuel stove.

Kitchen/ Dinning
28'1" x 11'8"
With tiled and wooden flooring, built in wall and floor units, oven/hob, extractor fan, fridge/freezer, dishwasher and solid fuel stove.

Utility Room
7'10" x 6'2"
With tiled flooring and built in storage.

Bedroom 1
14'5" x 9'8"
With wooden flooring and built in wardrobes.

Ensuite
5'9" x 4'0"
With tiled flooring, w.c. and w.h.b.

Bedroom 2
11'8" x 9'10"
With wooden flooring and built in wardrobes.

Bedroom 3
11'8" x 9'8"
With wooden flooring and built in wardrobes.

Bedroom 4
11'0" x 9'10"
With wooden flooring and built in wardrobes.

Bathroom
9'9" x 6'10"
With tiled flooring, partially tiled walls, w.c., w.h.b., shower and bath.

First Floor Space
51'7" x 13'10"
With wooden flooring and w.c.

DIRECTIONS

EIRCODE: N91 F9TW











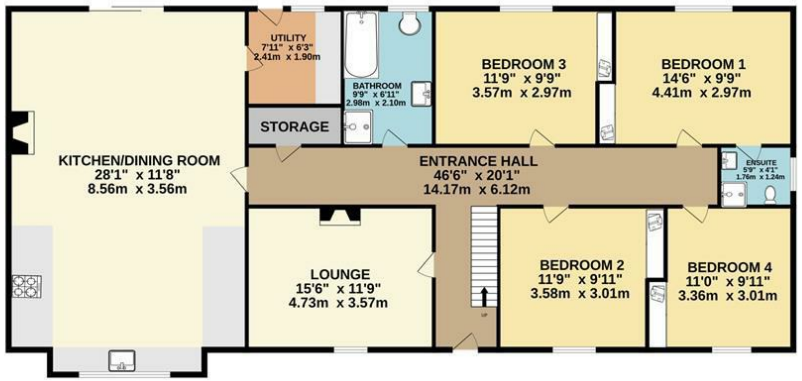




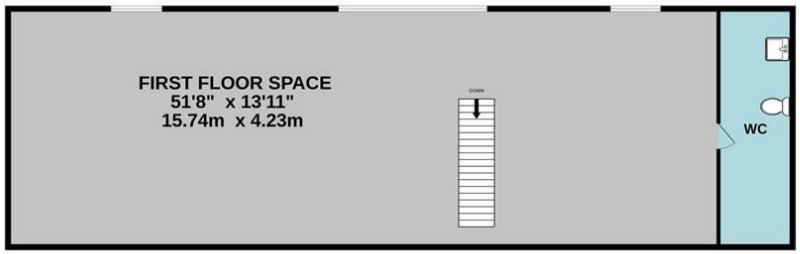


FLOOR PLAN

GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 2207sq.ft. (205.0 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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0469027666

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

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