



Augherskea, Drumree, Co. Meath

- Spacious B rated four bedroom detached bungalow extending 178sq.m/1,915sq.ft sitting on 0.56 acres
- Accommodation comprises of storm porch, hallway, reception, kitchen/lounge room, utility room, living room, four bedrooms, en-suite and two-family bathrooms
- Approached via a tarmac driveway, this attractive home features a striking red brick façade, detached garage with an overhead door, and beautifully maintained grounds.
- The attractive property is located between Dunboyne and Dunshaughlin and has easy access to Dublin city, Dublin airport and various shopping centres
- Excellent public bus service and school bus service, and only a 5-minute commute to the M3 motorway

4 bedroom detached house extending to approx. 178 sq.m (1,915 sq.ft)

Guide Price:

€625,000

Private Treaty

Accommodation

Coonan
PROPERTY

Storm Porch 1.20m x 2.30m

Entrance
Hallway 3.79m x 4.10m Hardwood pine flooring.

Living Room 4.98m x 5.00m Window overlooking front, open fireplace with marble mantelpiece, Built-in TV unit and book case, coving.



Accommodation

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Kitchen/
Dining/
Lounge area

3.61m x 8.19m

Hardwood pine flooring, fully fitted kitchen, electric hob, oven, stainless steel sink, filtered water tap, additional kitchen cabinets with breakfast bar, decorative dado rail, French door leading to patio area, door to utility room. Dual oil and solid fuel stove on lounge area, heating controls, hot-press.

Utility Room

2.14m x 3.61m

Additional cabinets, worktop, stainless steel sink, door to rear garden and garage.

Downstairs
Bathroom

2.68m x 2.11m

Tiled floor and walls, shower enclosure, w.c., w.h.b, fitted mirror.



Accommodation

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Bedroom 1 **3.65m x 4.00m** Laminate flooring, fitted wardrobes, blinds.

Bedroom 2 **2.93m x 3.68m** Carpeted, fitted wardrobes, blinds.

Landing **2.37m x 4.49m** Hardwood pine flooring and staircase, utility closet, hot-press.



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Bedroom 3 **4.49m x 3.37m** Carpeted, feature Bay window with integrated seating.

Bathroom **1.68m x 3.16m** Linoleum floor and partially tiled walls, bath, w.c., w.h.b, fitted mirror, shaving point, Velux window.

Bedroom 4 **4.77m x 3.38m** Carpeted, overlooking front.



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En-suite **1.87m x 2.29m** Partially tiled, shower cubicle, w.c., w.h.b, fitted mirror, shaving point, wardrobe, Velux window.

Garden South facing well maintained lawn, mature planting, patio area, water feature with waterlilies, out-door sensor lighting, oil tank and burner.

Garage **5.18m x 5.37m** Block-built and rendered, overhead door, wired for electricity, shelved, side passage door.



Accommodation

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Additional Information:

Gross internal floor area approx. extending
178sq.m/1,915sq. ft

Built in 1981

Red-brick façade

Large open-plan kitchen/dining/family room

Double garage with water connection and
WC

Triple-glazed windows

10 solar panels (4.3 kW system)

Items Included in sale:

Electric hob, oven, stainless steel sink,
filtered water tap.

Services:

Septic tank

Private well

Entrance Driveway:

Wooden gate entrance, mature hedging,
mature shrubs and trees, garage.



Accommodation

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Floor Plans

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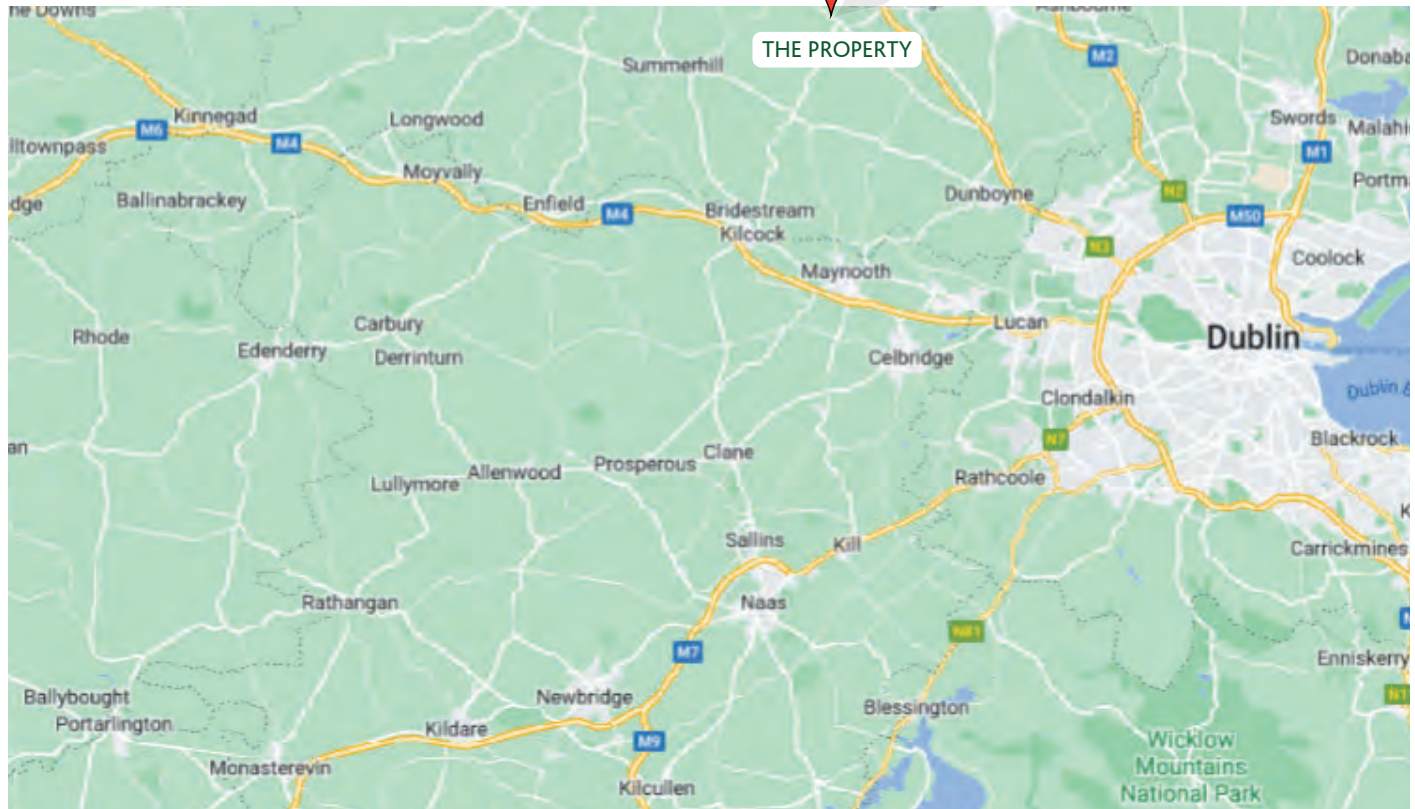


TOTAL: 178 m²
1st floor: 122 m², 2nd floor: 56 m²
EXCLUDED AREAS: PORCH: 2 m², LOW CEILING: 1 m², WALLS: 14 m²

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

Directions

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Directions

A85 W272

BER

BER B

Viewing

By prior appointment at any reasonable hour.

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