



**01 801 1300** - [info@bannonauctioneers.ie](mailto:info@bannonauctioneers.ie)

## **Description**

Bannon Auctioneers are delighted to offer this beautiful west facing 4 bed detached house for sale, Greenane is one of the most desirable estates in the village of Dunshaughlin and No 46 is beautifully located overlooking the park. This property enjoys spacious accommodation c. 1800 sq feet. There is a lovely front garden with a feature flower/shrub bed with a mature tree. The back garden has a patio, a large deck and a lawned area. Occupying a great location together with it's convenience to Dunshaughlin Village and all its amenities makes this an ideal family home. The bright spacious accommodation briefly comprises of entrance hall, kitchen/dining area, utility room, guest wc, sitting room, study/playroom, & upstairs 4 bedrooms, master en-suite and family bathroom.

Viewing is highly recommended. Contact Anne Bannon 087 2318677

## **Accommodation**

Entrance Hall 6.31 x 1.97

Marble floor, radiator cover, Beautifully carpeted stairs and landing. Phone point, coving and alarmed.

Kitchen 8.9m x 4.3m

Black ceramic tiled floor. Solid Oak Kitchen unit's, tiled splash back. breakfast bar, ceiling and kitchen unit downlighters. dbl oven, five ring gas hob with electric oven, water softener, American Fridge freezer, generous amount of kitchen units. Very large dining area with lounge. French doors to the garden. The living area has fabulous solid wide board oak floor. Feature Sunflower Wall mounted Radiator. Ideal entertaining space.

Utility

Tiled floor. Washing machine & drier. Dryer, Oak cupboards with great work top space. Sink with right hand drainer. Back door to garden. Great storage.

Guest wc

Tiled floor white hand basin and wc



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Feature mirror wall.

Playroom /Study 5.14m x 2.33m

Good quality carpet tiles, wood venetian blinds. Great tailor made study unit.

Sitting Room 5.70m x 3.70m

Lovely sandstone fireplace with cast iron insert and black granite hearth. Coving.

Solid Oak wide board flooring Wood venetian blinds. Curtains. Down lighters.

Landing.

Carpeted stairs & landing with Large window giving lots of

Natural light. Generous hot press. Styra stairs to attic storage space

Bedroom 1 4m x 3.25m

Carpeted floor. Built in wardrobes. TV point. Wood venetian blinds.

En-suite

Glass shower unit with power

Shower. Gorgeous floor and wall tiles, heated towel rails.

Large window giving lots of natural ventilation.

Bedroom 2 2.86m x 2.63m

Built in cream wardrobes,carpeted,Venetian wood blinds.

Bedroom 3 2.84m x2.44m

Built in wardrobe. Wood blinds. Stained wood floors.Carpeted floor.

Bedroom 4 2.90m x 2.44m

Built in wardrobes, wood blinds & curtains.

Bathroom 1.97m x 1.80

Lovely modern white sanitary ware, Bath, WC, whb, tiled floor and walls, telephone shower.

## **Services**

Mains Gas.

Mains water and sewerage.

**Included in sale.** All carpets, curtains, blinds, garden shed, light fittings &



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kitchen appliances.

### **Features**

Detached.

Superb location

Tarmac drive

back garden shed

Water feature with rockery currently not in use

Beautiful built in wardrobes in master bedroom

Great resident's association annual contribution just €50

Close to all the amenities of the village and bus stops

### **Directions**

Directions to 46 Greenane, Dunshaughlin, Co. Meath

From Dublin take the N3 to Dunshaughlin Village, at the end of the village keep left of the Arches pub, and take the next left into Greenane, take the second right turn continue to the end and turn left the house is on the left facing the park and indicated by Agent's for sale sign.

**Price:** 385000

**City:** Dunshaughlin