

Olbar, Baltrasna Road, Ashbourne, Co. Meath, A84 V257



Asking price: €625,000

5 BEDS / 3 BATH / BER F

BER Number: 119612273



T: 01 835 7089 E: tormeylee@dng.ie

2 Killegland House, Ashbourne Court, Ashbourne, Co. Meath
VAT No. 3542849TH Company Reg. No. 598193 PSL No. 003940

RESIDENTIAL SALES & LETTINGS, VALUATIONS, COMMERCIAL



Situated in the highly sought-after area of Baltrasna, where properties seldom come to the market; this detached five-bedroom, three bathroom, two reception dormer presents an excellent opportunity for a family looking for their forever home.

Set on a quiet road with a strong sense of community, the property enjoys excellent privacy while remaining within close proximity to local amenities including schools, shops, and everyday services.

While the property would benefit from some modernisation, it presents a fantastic opportunity for buyers to create their own style and value.

At the heart of the home is a bright kitchen and dining area, complemented by a generously sized kitchen / living room which provides an ideal space for everyday family life. A sunroom overlooks the garden, creating a peaceful spot to relax and enjoy the surrounding views throughout the year. The home also benefits from two cosy reception rooms, each offering a warm and inviting atmosphere, perfect for relaxing with family or entertaining guests.

Also located on the ground floor are three good sized bedrooms offering excellent flexibility and can easily be adapted to suit a variety of needs, such as home office, playroom, or additional living space. This thoughtful arrangement enhances the home's appeal for a wide range of buyers.

The first floor comprises of two further bedrooms and a bathroom, offering a sense of privacy away from the main living areas. This additional accommodation enhances the home's versatility while providing ample space for family and guests alike.

Set on a generous site, the property features a large driveway with electric gates, providing secure off-street parking for multiple vehicles. A detached garage offers valuable additional storage, while the large rear garden and greenhouse create an excellent outdoor environment with endless possibilities for gardening, recreation, or simply enjoying the peaceful surroundings.

This is a property that must be viewed in person to fully appreciate its setting, charm, and true potential. Contact DNG Tormey Lee on 01 835 7089 or send an email via this ad.

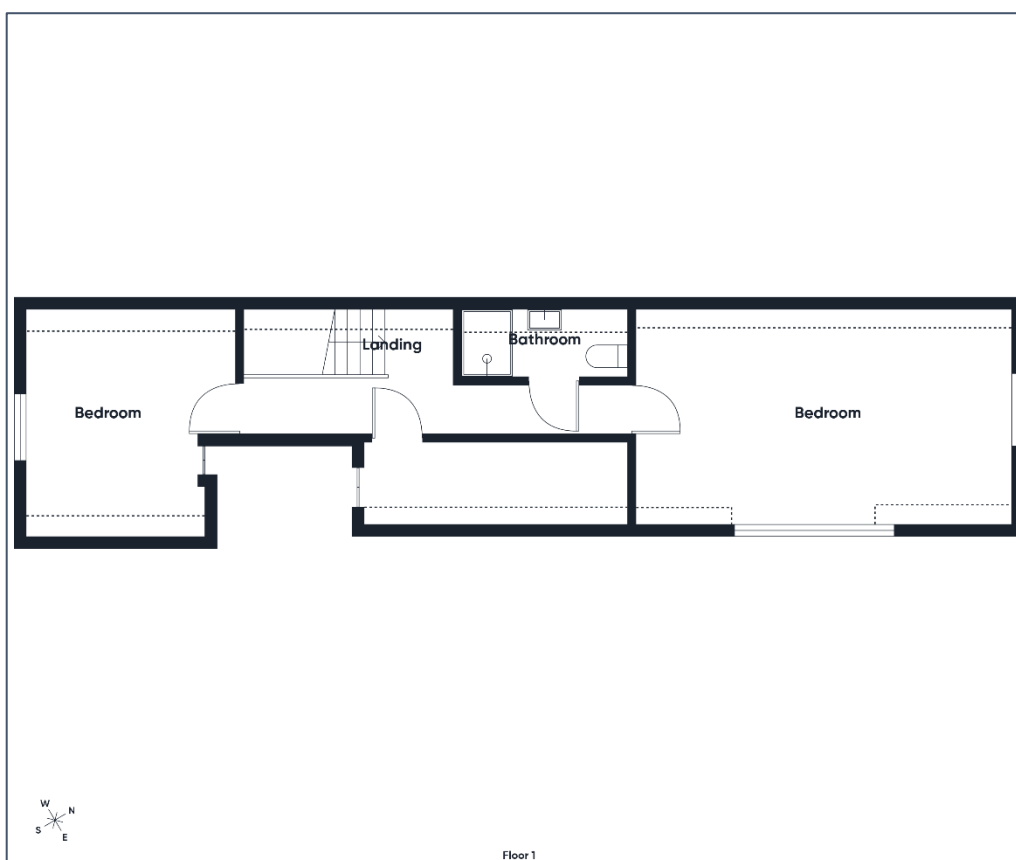
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Summary of Baltrasna, A84 V257:

Detached dormer residence

Internal area c. 210.73

Site size – c. 0.19 hectares / 0.47 acres

F BER Rating

Built c. 1974

Oil heating

Septic tank

Rear garden with garage and greenhouse

Highly sought after area

Off street parking

5 bedrooms

Spacious accommodation throughout

Two reception rooms

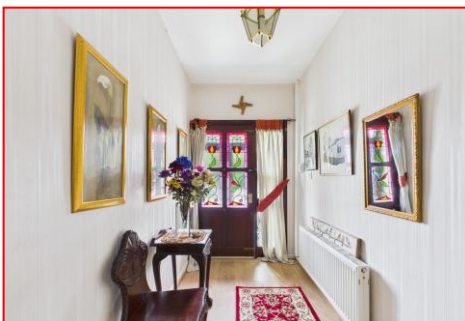
3 bathrooms

Electric gates

Alarm

Large rear garden

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