

FOR SALE

By Private Treaty

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ASH GROVE, MONADREEN.



3/4-BED DETACHED DORMER

LOCATION / DESCRIPTION:

No. 13 Ashgrove is a superb 3/4 bed detached dormer situated in a very sought after location. The property is well fitted out, with a number of features being added which did not come as standard on construction, including Solid Oak fitted kitchen and heavy duty fire proof internal doors. Substantial attention to detail is also evident regarding the exterior of the property with landscaped front and rear gardens, together with a paved driveway with parking to 2 cars. Viewing is highly recommended.

ACCOMMODATION:

Ground Floor

Entrance Hall: (22'0" X 4'09") Alarm, phone point, teak front door.
Sitting Room: (13'06" X 12'0") TV point, double doors to sun room.
Sun Room: (16'10" X 8'09") TV point, door to kitchen.
Kitchen: (14'11" X 11'11") Fitted Kitchen with Solid Oak doors, cooker, dishwasher, Fridge & Freezer
Utility: (6'01" X 3'01") Plumbed for washing machine. Door to rear garden
Office/Study: (11'08" X 6'02") TV point.
Bathroom: (6'05" X 4'10") wc & whb
Understairs Storage

First Floor

Bedroom 1: (13'05" X 12'00")
Bedroom 2: (12'00" X 11'08")
Ensuite: (11'03" X 6'05") wc, whb & bath with shower
Bedroom 3: (11'08" X 11'01")
Main Bathroom: (7'10" X 6'08") wc, whb & electric shower
Hotpress

FEATURES:

- * Security Alarm
- * Heavy duty fire proof internal doors
- * Oil Fired Central Heating
- * Landscaped front and rear gardens
- * Garden shed to rear
- * Paved driveway with parking for 2 cars.
- * Double glazed pvc windows throughout
- * Kitchen appliances included in sale.
- * Curtains & blinds included in sale.
- * Close to all amenities

PRICE:

Region: €299,000

VIEWINGS:

Strictly by appointment with the sole agents, John M. Gleeson Auctioneers. Please contact Jonathan Gleeson at (087) 6888440.



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