

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

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For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2771

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6 Hillview, Summerhill, Co. Meath, A83 XE70.



Presented to the market in truly immaculate condition, this outstanding five-bedroom detached family home occupies a superb location within walking distance of Summerhill village. Built by the renowned 'McGee brothers' - a name synonymous with quality construction - and beautifully maintained by its current owners, this home combines timeless style with everyday practicality on a scale that is genuinely hard to find.

Offers in Excess of €699,950



Team Lorraine Mulligan
AWARD CATEGORIES

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GROUND FLOOR ACCOMMODATION

Entrance Hallway: 6.57m x 3.31
Entrance porch, coving, light fitting, alarm key panel, wooden floors in hallway with tiled entrance, carpet on stairwell, large under the stairs coat room.

Guest W.C: 1.82M X 1.28m
Light fitting, WC, WHB, floor to ceiling wall tiles.

Kitchen/ Family Entertainment Hub: 5.76m x 3.88m
Coving, light fitting, blinds, designer high spec 2 tone walnut fitted kitchen with wall and base units, Chrome extractor fan, electric ceramic hob, electric oven, integrated dishwasher, pottery display cabinets, bookshelves for cookery books, wine rack, breakfast bar area with seating area, ceramic tiles in kitchen area, wooden floors in family entertainment area, archway leading to family room, archway leading to the sunroom.

Utility Room: (L shaped): 4.01m x 2.13m
Light fitting, fitted wall and base units, area fully plumbed, washing machine, splash back area, stainless steel sink, separate walk - in larder area with lots of shelving, ceramic tiles, side door leading to garden area.

Sunroom: 2.44m x 1.43m
Parana pine ceiling, light fitting, blinds, curtains, sliding patio door leading to garden area, ceramic tiles, archway connecting kitchen/family entertainment hub and family room.

Family Room: 3.95m x 3.93m
Coving, light fitting, blinds, curtains, wooden floors, double doors leading to grand sitting room to the front of the property, arch way connecting to kitchen/ family entertainment hub and sunroom area.

Living Room: 3.88m x 3.87m
Coving, light fitting, curtains, stone floor to ceiling feature fireplace with open fireplace, polished basalt hearth, wooden floors.

Main Sitting Room: 6.17m x 3.92m
Coving, centre rose, light fitting, curtains, wall mounted coal effect natural flame gas fire, double doors leading to family room, wooden floors.

FIRST FLOOR ACCOMMODATION

Grand Landing: 4.34m x 3.31m
Coving, centre rose, light fitting, access to the attic with a pull-down ladder, hot press with an immersion, wooden floor.

Bedroom 1: 4.50m x 3.94m
Light fitting, Roman blind, side storage panel, walk in wardrobe, wooden floor.

En Suite: 2.30m x 2.04m
Light fitting, W.C., W.H.B., Grohe shower with glass doors, floor to ceiling tiling.

Bedroom 2: 4.21m x 3.93m
Light fitting, Roman blind, side storage panel, wardrobes, wooden floor.



En Suite: 2.19m x 1.86m
Light fitting, W.C., W.H.B., `Mira` electric shower with glass doors, wall tiles, floor tiles.

Bedroom 3: 3.99m x 3.88m
Light fitting, Roman blind, fitted wardrobe, wooden floor.

Bedroom 4: 3.85m x 3.43m
Light fitting, Roman blind, fitted wardrobe, wooden floor.

Bedroom 5/Home Office/ Nursery: 3.31m x 2.47m
Light fitting, Roman blind, wooden floor.

First Floor Family Bathroom: 3.85m x 1.74m
Light fitting, fully tiled walls and floor, W.C., W.H.B., bath, separate corner Grohe shower with glass doors.

VERSATILITY BEYOND COMPARE

`6, Summerhill' is one of those exceptional properties that adapts effortlessly to the needs of its owners, whatever those needs may be. It presents outstanding potential across a range of possibilities:

The perfect family home for a growing family seeking space, quality and an exceptional location.

An ideal multi-generational residence, offering independent accommodation for an elderly parent or adult children.

A superb investment opportunity under the Rent-a-Room Scheme, generating up to €14,000 tax-free annually, with strong demand from Intel and Maynooth University communities.

A wonderful guest house or bed and breakfast, capitalising on the property's impressive proportions and magnificent presentation.

BACK GARDEN ORIENTATION: South facing

BER RATING: C with an A rating potential

BER NUMBER: 119657526

YEAR OF CONSTRUCTION: 2000

TOTAL FLOOR AREA: C. 2,465 sqft / C. 229 sqm

SERVICES: Mains water, mains sewage, high speed broad band

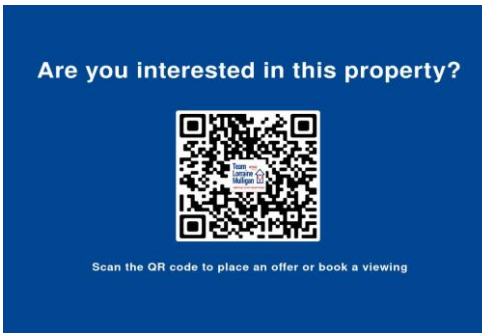
HEATING SYSTEM: Oil fired central heating

HOUSE STATUS: Owner occupied

POTENTIAL MONTHLY RENTAL INCOME: €3,000/€3,500 per month approx.

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014,
2013, 2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine
Mulligan invites you to view this Stunning home.

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**



Are you interested in this property?



Scan the QR code to place an offer or book a viewing