TO MAKE AN APPOINTMENT

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

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
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3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
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5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
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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 2770.

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Team Lorraine Mulligan
AWARD CATEGORIES
NATIONAL RE/MAX TOP SELLING AGENT 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007
NATIONAL RE/MAX TOP OFFICE 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007

Killeen, Dunshaughlin, Co. Meath, A85 KA62.



Team Lorraine Mulligan, national and international award-winning agents with over 25 years` experience, are delighted to bring "Killeen" to the property market. This magnificent four-bedroom detached residence, finished in cut stone with red brick reveals and granite sills, extends to C. 232 sq.m / C. 2,500 sq.ft over two floors, together with an impressive attic conversion of a further C. 46 sq.m / C. 500 sq.ft. Built in 2006, it stands proudly on approximately C.0.6 of an acre.

Offers in Excess of €875,000

BER C

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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

GRAND ENTRANCE HALL: 4.90m x 2.90m
Recessed lighting and coving. Handcrafted solid wood staircase with carved brackets and turned spindles, rising on a turned return to a galleried landing. Arched front door with glazed side panels and fanlight. Polished tiled floor.

SITTING ROOM: 6.05m x 5.13m
Ceiling rose with chandelier light fitting, coving and recessed lighting. Bay window with roller blinds. Feature marble fireplace with marble hearth and open fire. Wide opening through to the kitchen and dining area. Solid oak floor.

FAMILY ROOM: 5.95m x 5.10m
Ceiling rose with pendant light fitting, coving and recessed lighting. Large bay window with blinds overlooking the front lawns. Feature marble fireplace with marble hearth and open fire. Currently laid out as a home gym.

KITCHEN / DINING AREA: 9.01m x 5.28m (widest point)
Recessed lighting with pendant light fitting over the dining area. Solid ash Shaker-style kitchen with floor and eye-level units, tall larder units, glass-fronted display cabinets, plate and wine rack. Granite worktops with upstand and tiled splash back. Large central island with granite work top, storage and integrated Neff microwave, with a timber canopy housing the Neff extractor above. Stanley range providing cooking and central heating, fitted Neff double oven, Neff hob and Belfast sink. Double French doors to the rear garden. Windows with blinds. Tiled floor.

UTILITY ROOM: 4.60m x 3.89m
Track spotlight fitting. Fitted units with wall and base units, with a tall storage unit. Worktop with stainless steel sink and tiled splash back. Plumbed for washing machine and dryer. Window with blinds and half-glazed door to the rear garden. Tiled floor.

GROUND FLOOR SHOWER ROOM: 2.35m x 1.76m
Light fitting. Fully tiled walls. Corner shower cubicle with `Triton Aspirante` electric shower with a glass shower door, w.c., pedestal, w.h.b. and heated vertical towel rail. Frosted window with blinds. Tiled floor.

UPSTAIRS ACCOMMODATION

LANDING: 6.53m x 2.95m
Recessed lighting, feature chandelier and wall lights. Galleried solid wood balustrade. Window overlooking the grounds. Full-width staircase to the attic conversion. Carpet.

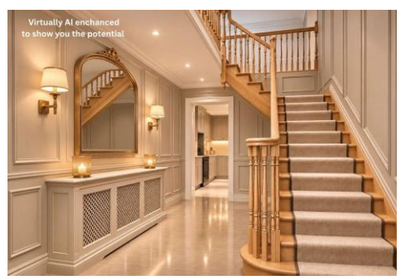
BEDROOM 1: 4.78m x 4.43m
Chandelier light fitting. Windows with curtains and blinds. Walk-in wardrobe measuring 2.66m x 2.00m, fully fitted with rails and shelving. Carpet.

ENSUITE: 2.35m x 1.73m
Light fitting and extractor fan. Fully tiled walls. Shower cubicle with monsoon shower head, w.c. and w.h.b. Window with blinds. Tiled floor.











BEDROOM 2: 4.75m x 3.40m
Light fitting. Window with curtains and blinds. Access to the Jack and Jill shower room shared with bedroom 3. Carpet.

JACK AND JILL SHOWER ROOM: 2.63m x 1.92m
Light fitting. Fully tiled walls. Shower cubicle with monsoon shower head, w.c. and pedestal w.h.b. Window with blinds. Tiled floor.

BEDROOM 3: 4.75m x 3.77m
Light shade. Window to the rear with curtains and blinds. Access to the Jack and Jill shower room. Carpet.

BEDROOM 4: 4.23m x 3.36m
Light shade. Window with curtains and blinds. Carpet.

BATHROOM: 3.60m x 2.64m
Light fitting and extractor fan. Fully tiled walls in natural stone-effect tiles with mosaic border. Two windows with blinds. Corner bath with step, separate large corner shower with `Triton Aspirante` electric shower, w.c., w.h.b. with a vanity unit and heated towel rail. Tiled floor.

ATTIC CONVERSION

ATTIC CONVERSION: 8.90m x 5.16m
Two Velux windows and light fitting. Maximum ceiling height of 2.44m. Eaves storage throughout. Timber floorboards. Accessed by a full staircase from the landing and currently used for storage.

FEATURES INTERNAL

- Stunning turn key home
- Show home condition
- No money needs to be spent on this luxurious home
- Four double bedrooms, the principal with walk-in wardrobe and ensuite
- Jack and Jill shower room serving bedrooms 2 and 3
- Two reception rooms, each with bay window and marble fireplace with open fire
- Solid ash Shaker-style kitchen with granite worktops, central island and Stanley range
- Neff double oven, integrated Neff microwave, Neff hob and Neff extractor included in the sale
- All light fittings, curtains and blinds included in the sale
- Security cameras included in the sale
- Utility room and ground floor shower room
- Handcrafted solid wood staircase and galleried landing
- Full hand-crafted solid wood staircase to the attic conversion, with two Velux windows and eaves storage

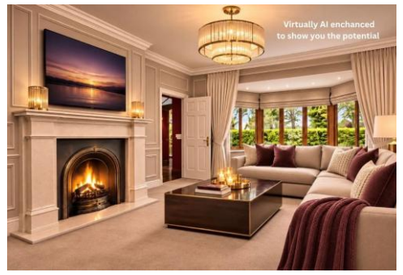
SQUARE FOOTAGE: C. 232 sq.m / C. 2,500 sq.ft, plus attic conversion of C. 46 sq.m / C. 500 sq.ft

BER RATING: C – 151.88 kWh/m²/yr

BER NUMBER: 119691434

SERVICES: Private water supply from a well with dedicated pump house. Private sewage treatment system was serviced and emptied in June 2026.









Are you interested in this property?

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

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