

FOR SALE BY PRIVATE TREATY  
**Bluebell Cottage**

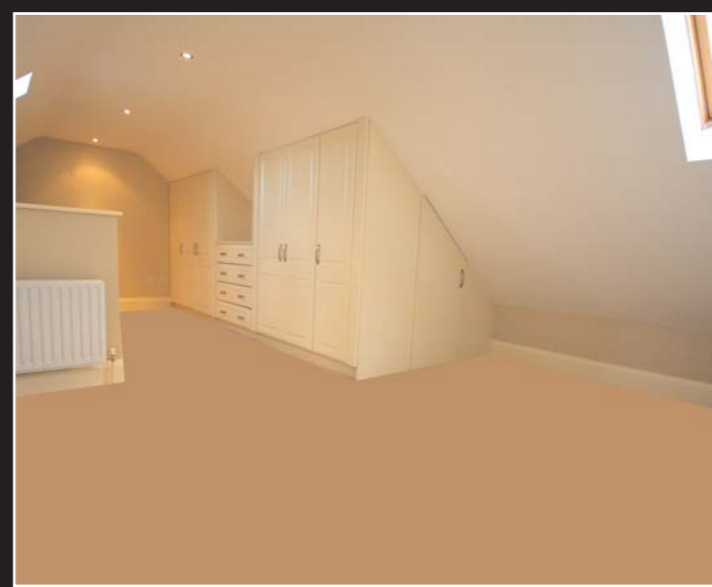


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**COOLKIRK, TERMONFECKIN, CO LOUTH  
REGION €950,000**



**Accommodation**  
ENTRANCE HALLWAY

**Dimensions (Approx.)**

**Accommodation Details**

Polished porcelain floor , Stunning , sculptured architrave , Coving , Alarm pad  
Chrome light switches & sockets , Feature lighting

HALLWAY

Polished porcelain floor , Coving , Chrome power points , Alarm pad

STUDY

3.89 x 3.85 , (12` 9`` x 12` 7``)

Feature fireplace with open fire , Recessed lighting  
Coving , TV point , Chrome light switches & sockets  
Nook for computer

BATHROOM

Tiled floor & shower surround , Recessed lighting , W.C & W.H.B , Walk in power shower

SITTING ROOM

4.80 x 4.30 (15` 9`` x 14` 1``)

Recessed lighting , Chrome light switches & sockets  
Wired for Plasma TV , Telephone point ,  
Steps leading to Drawing Room

DRAWING ROOM

4.93 x 5.63 (16` 2`` x 18` 6``)

Polished marble fireplace with stove to be inset  
Recessed lighting , Chrome light switches & sockets  
TV & phone points , Fantastic sea views

KITCHEN/DINING AREA

9.60 x 4.74 (31` 6`` x 15` 7``)

Tiled floor & splashback , Fully fitted cream units  
Integrated appliances , Under counter lighting  
Large island unit with granite worktop & storage  
Faulted ceiling with wooden beams and feature lighting  
TV & phone points , 4 x glass display units  
Chrome light switches & sockets , Intercom for gates

UTILITY ROOM

3.50 x 3.14 (11` 6`` x 10` 4``)

Tiled floor & splashback , Fitted units , window to side  
Coving , Recessed lighting , Chrome sockets

MASTER SUITE:  
ENTRANCE HALLWAY

2.30 x 1.65 (7` 6`` x 5` 5``)

Recessed lighting , Coving , Chrome switches & sockets

MASTER BEDROOM

3.55 x 4.14 (11` 8`` x 13` 7``)

Coving , Recessed lighting  
Chrome switches & sockets , TV & phone points

EN SUITE

Fully tiled , Recessed lighting , W.H.B , Corner bath with marble tiled surround , Window to front  
Shower Area: , Walk in shower , Sloped marble tiled floor  
Triton T90 electric shower , Recessed lighting , Wall mounted chrome radiator  
Separate W.C , Tiled floor , Part tiled walls , W. C & W.H.B

STAIRS LEADING TO:  
WALK IN WARDROBE

6.96 x 4.17 (22` 10`` x 13` 8``)

Recessed lighting , Ample power points  
Double wardrobe space , Access to further storage space  
2 x velux windows

FIRST FLOOR:  
LANDING

Walk in hotpress

BEDROOM 2

6.04 x 3.70 (19` 10`` x 12` 2``)

Built in wardrobe , TV & phone points  
2 x windows to front offering coastal views

EN SUITE

Tiled floor & part tiled walls , W. C & W.H.B , Walk in shower fully tiled , Recessed lighting

BEDROOM 3

3.47 x 3.07 (11` 5`` x 10` 1``)

Walk in wardrobe 2.33 x 1.8  
Recessed lighting , TV & Phone points

BEDROOM 4

3.55 x 3.06 (11` 8`` x 10` 0``)

Walk in wardrobe 2.29 x 1.61 , TV & phone points  
Access to eaves storage , 3 x built in units

EN SUITE

Jack & Jill ensuite between bedrooms 3 & 4 , Tiled floor , Fully tiled walk in shower  
Triton T90 shower , 2 x W.H.B & W.C , 2 x chrome wall mounted radiators

GARAGE

7.00 x 9.65 (22` 11`` x 31` 8``)

Detached garage , Electric roller shutter doors  
Separate pedestrian access to boiler , Separate pedestrian  
access to 1st floor accommodation  
Accommodation details: 5.12m x 9.84m  
Tiled floor in hallway , Alarm key pad , Recessed lighting  
Open plan , 2 x velux windows , 2 x doors to eaves storage

EXTERNAL GROUNDS

Electric wooden gate , Gravel driveway  
Granite steps leading to front door , parking for 5/6 cars  
Enclosed courtyard , Patio area , Completely private , Outside  
power points , Triangular garden suitable to be lawned  
Area to side of garage suitable for lawn

**Bluebell Cottage is a truly unique residence, situated in a picturesque rural setting with spectacular countryside and coastal views set on 0.66 of an acre. It is ideally located being only minutes drive from Termonfeckin village, with Drogheda town centre a mere ten minutes drive away.**

**This exclusive property has been architecturally designed with great emphasis on attention to detail both internally and externally.**

**The accommodation extends to approximately 3,500 sq.ft/325 sq.m. There is a wonderful flow to this spacious accommodation, making it ideal for both family living and entertaining.**

**Bluebell Cottage offers the discerning purchaser a true taste of luxury living in a convenient, coastal setting and viewing comes highly recommended.**