

PARK HOUSE

DUNDALK, CO LOUTH

savills

BER D2





PARK HOUSE

2 RATH PARK, ARDEE ROAD, DUNDALK, CO LOUTH A91 XFC6

Dundalk 2.5 km, M1 (Junction 16) 3 km, Blackrock 7 km, Drogheda 32 km,
Dublin Airport 71 km, M50, 72 km, Belfast 91 km

(all distances approximate)

Delightful 5-bedroom home in a desirable location

HOUSE

Porch • Entrance Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room
Wine Room/Cloak Room • Music Room/Library • Living Room • Sitting Room • WC • Library
Sunroom • Garage • Main Bathroom • Master Bedroom Suite
Four further Bedrooms (One Ensuite)

Gardens & Grounds

Electric Gates • Tarmac Driveway • Terrace • Manicured Gardens • Tennis Court
Potential Site S.P.P

In total about 0.5 hectare / 1.4 acres

For sale by Private Treaty

Savills Country

33 Molesworth Street

Dublin 2 D02 CP04

Email: country@savills.ie

PSRA Licence 002223

+353 (0) 1 663 4350





LOCATION

Dundalk (2.5 km), the county town of Louth, offers an abundance of services, amenities, and shopping nearby. The charming town hugs the banks of the Castletown River which flows into Dundalk Bay. The nearby Blackrock (7 km) is a popular seafront residential area, nestled on the shoreline of Dundalk Bay, with a host of eateries, shops, and pleasant walks along its promenade. Drogheda (32 km), which is Ireland's largest town, provides a wide range of shops, culture, and professional services.

The nearby area offers a wide variety of quality sporting and recreational activities. For racegoers, Dundalk Stadium (6 km) is Ireland's only all-weather horse and greyhound racetrack. There is no shortage of golf courses nearby with Dundalk Golf Club being 4.5 kilometres distant and Ardee Golf Club 17 kilometres distant. County Louth Golf Club is a spectacular links and championship course in Baltray (37 km) which hosted the Irish Open in 2004 and 2009.

There are good choices locally for primary schools. For secondary education, there are excellent secondary schools in Dundalk including Gaelscoil Dhun Dealgan and also the Dundalk Grammar School, which offers both day and full-time boarding. Dundalk Institute of Technology is a top-performing third-level centre of education which serves the North Leinster-South Ulster region.

There are good transport links nearby including M1 motorway (Junction 16) which is only 3 km from the property which connects Dublin to Belfast. The M50 is 72 km distant, and Dublin Airport (71 km) is easily accessible via the M1. There is an excellent Dublin to Belfast train service with a station in the nearby Dundalk (2.5 km) and a daily bus service to Drogheda and Dublin City Centre. School is about 2.5 kilometres distant and offers modern facilities, constructed in 2011.

SUMMARY

Park House is a superb 5-bedroom property built circa. 1979 located within a private enclave of only 8 houses yet offering complete privacy set behind its secure gates and mature gardens and grounds.

A sweeping gravel driveway leads up to a parking area to the front of this house, with its impressive portico entrance porch entering into the main hallway. The hall provides access to the main reception rooms, including the drawing room, dining room, sitting room, music room/ library, and a sunroom. The drawing room is an imposing light filled room with stunning decorative features and a magnificent open fireplace. The kitchen/breakfast room is accessed off the sitting room. A sunroom leads out onto the sunken terrace via French doors.

The bedroom accommodation is laid on the first floor and can be accessed via the main staircase in the hallway or via a back staircase off the kitchen. On the first floor is the master bedroom suite and four further generous bedrooms. There is also a separate living room upstairs which is also suitable for a home office.

The house offers spacious accommodation extending to approximately 400 sq m / 4,306 sq ft. A full layout of the accommodation is shown on the adjoining floorplans.

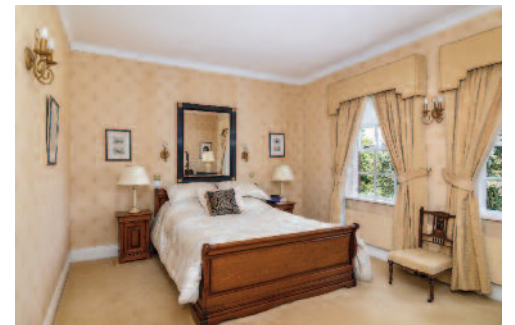
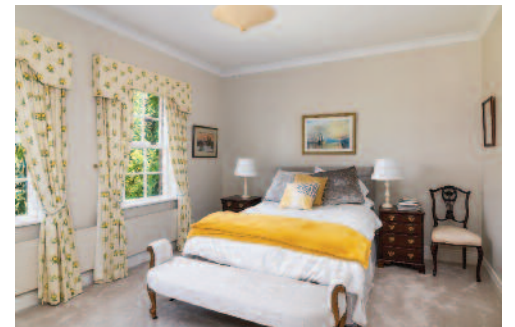
OUTBUILDINGS

Adjoining to the rear of the property is a garage with ample parking for two cars. This is also accessed via the kitchen.

GARDENS & GROUNDS

The extensive landscaped garden grounds are a particular feature of the property. Enclosed, by hedging, the grounds are predominantly laid to lawn, interspersed with shrubs, flowering plants and mature trees. There is a terrace and a full-size tennis court. There is potential for an additional site to the east boundary of the property S.P.P.

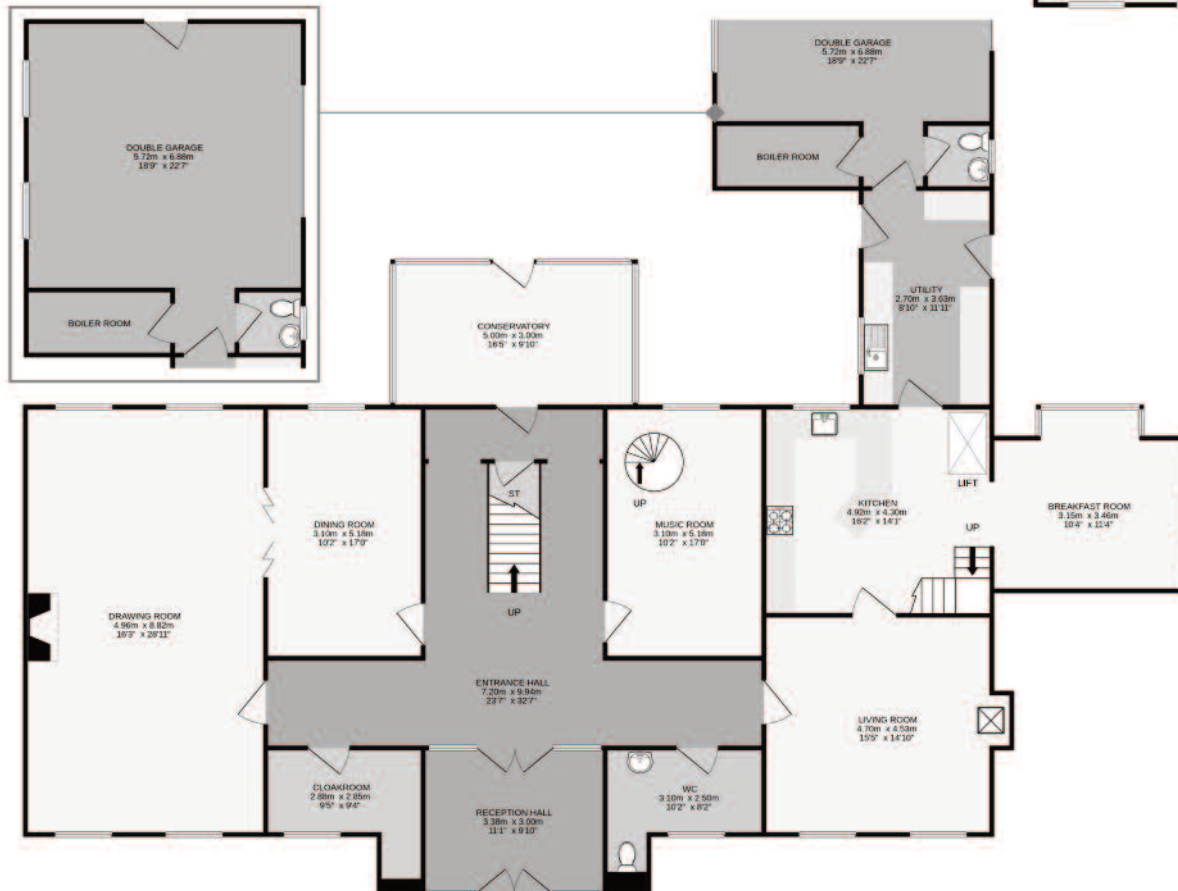
The grounds extend to about 0.5 hectare / 1.4 acres in total.



Park House

400 sq m / 4,306 sq ft

Gross Internal Area (approx.)



GENERAL REMARKS

Viewings

Strictly by appointment with Savills Country Agency:

Savills Country
33 Molesworth Street
Dublin 2
Tel: +353 (0) 1 663 4350
PSRA License: 002223

Directions

The Eircode is A91 XFC6.

BER

D2 BER Number: 106805666

Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Services

Oil fired central heating, septic tank, private well and mains electricity.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement with vacant possession.

Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.
Email address: country@savills.ie.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

STIPULATIONS

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken in July 2021.

