








An exceptional 3 bedroom semi-detached residence extending to c. 102sq.m. nicely positioned in Westfield overlooking a lovely green open space. This property is presented in exceptional condition which is evident from the front door right throughout.

33 Westfield Kells Co. Meath A82 P4F1

 1097.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

The hallway is extremely bright with an elegant lounge off, the open plan kitchen / dining area to the rear is an ideal space for any family. The property boasts many features such as modern kitchen & utility, upgraded bathroom and ensuite, exceptional interior design throughout incorporating top quality painting, flooring, and tiling.

The front driveway provides plenty of space for parking. The garden also boasts many features such as an elegant raised decked area and mature landscaping.

Walking distance to all the amenities in Kells and only minutes drive to the M3. Excellent access to Dublin City & Airport via M3.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, 3 Bedrooms (Main Ensuite) and Bathroom.

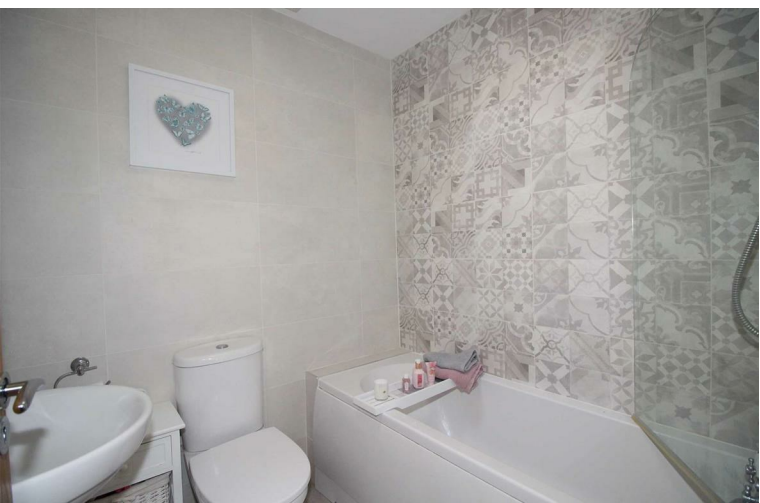
FEATURES

- Exceptional interior decor
- Landscaped rear garden
- Gated side entrance
- Oil fired central heating
- Double Glazed Wooden windows
- PVC fascia and soffit

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, dishwasher, fridge freezer, washing machine and tumble dryer are included in the sale





ACCOMMODATION

Entrance Hall

With hardwood door with glass side panels, tiled flooring and under stairs storage.

Lounge

With wooden flooring, stone fireplace with granite hearth (open fire) and bay window.

Kitchen / Diningroom

Kitchen 5.11 x 2.70 / Dining 2.77 x 2.70

With tiled flooring, modern walls and floor units, stainless sink unit, oven, hob, extractor fan, dishwasher, fridge freezer. Open plan to Dining with tiled flooring and patio doors to the rear garden.

Utility Room

With tiled flooring, built in floor units, washing machine and tumble dryer.

Guest w.c.

With tiled flooring, w.c., and w.h.b.

Landing

With carpet and hotpress.

Bedroom 1

With wooden flooring, built in wardrobes and TV point.

En-Suite

With tiled flooring, tiled walls, w.c., w.h.b. with vanity units, shower with Triton T90si, heated towel rail and wall mounted light.

Bedroom 2

With wooden flooring and built in wardrobes.

Bedroom 3

With wooden flooring.

Bathroom

With tiled flooring, tiled walls, w.c., w.h.b. and bath.

DIRECTIONS

From Dublin travel along the M3 into Kells. Continue to the end of the M3 and at the roundabout take the 3rd exit onto N52. At the next roundabout take the 2nd exit onto R941. Travel for 1km and take a slight left onto Bective Street. Turn left onto Westfield. Take a right in the development and the property is located on the left hand side identified by our For Sale Sign.

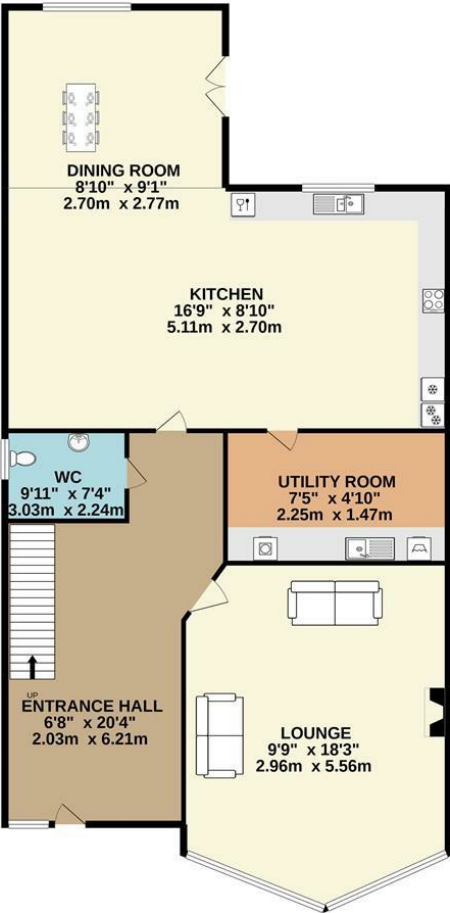
FURTHER DETAILS

Contact Rosemary McKeown on 046 9027666 or 087 6437319.

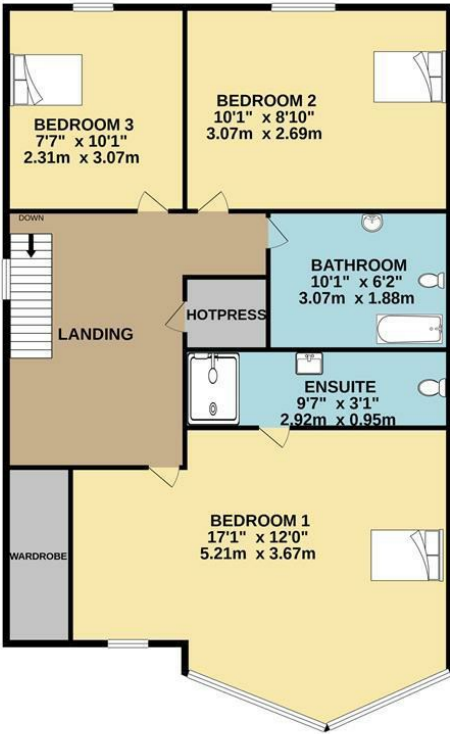


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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