









Raymond Potterton & Co. are proud to present this pristine artisan cottage set on a mature private site of c .5 acre to the market. Located just outside the stunning picturesque Moynalty Village just off the Carlanstown Road.


This elegant property of c. 100 sq. m. is presented in excellent condition throughout and yet boasts so many original features you might expect from a traditional cottage.



# Fuchsia Cottage Moynalty Co. Meath, A82CX65

 1076.00 sq ft

 3 Bedrooms

 2 Bathrooms

## INTRODUCTION

The property boasts spacious living accommodation throughout, beautiful landscaped front & rear gardens enclosed by mature hedgerow, amazing flora, feature enclosed patio area, and wooden cabin at the rear of the property ideal for many uses.

The property has the benefit of solar panels, a recently upgraded boiler and a feature solid fuel stove.

The property is ideally located close to Kells and is serviced by a whole host of local amenities. The property is also within easy reach of Dublin via the M3 motorway at junction 10 which is just a short journey time from Kells to the M50 in Dublin (approximately 35-minute drive).

Accommodation includes Entrance Hall, Lounge, Kitchen, Living / Dining Room, Utility room, 3 Bedrooms (Master Ensuite) and Family Bathroom.

This superb property is sure to attract a lot of interest and early viewing is advised.

## FIXTURES & FITTINGS

All flooring, curtains, blinds, gas hob, extractor fan are included in the sale.

## FEATURES

- Stunning artisan cottage
- Feature window covers
- Fully landscaped gardens
- Mature hedgerow
- Quiet location a short distance off the main road
- Beautiful electric gated front entrance
- Peaceful surroundings
- Oil fired central heating
- Septic Tank
- Own Well
- Solar panels
- Large Polytunnel
- Log cabin with power connected
- All windows are triple glazed





## ACCOMMODATION

### Entrance Hall

With tiled floor.

### Lounge

With tiled floor and feature fireplace.

### Kitchen

With tiled floor and fully fitted kitchen

### Living/Dining Room

With tiled floor.

### Utility

Plumbed for washing machine and tumble dryer.

### Bedroom 1

With wooden floor. Dual aspect windows.

### Ensuite

With w.c., w.h.b. and shower. Fully tiled.

### Bedroom 2

With wooden floor.

### Bedroom 3

With wooden floor.

### Bathroom

With w.c., w.h.b. and bath. Fully tiled.

## DIRECTIONS

From Kells take the Kingscourt R164 road towards Moynalty. In Moynalty Village take the Carlanstown Road continue for c1km and take the left hand turn before the GAA grounds. The cottage is located on the left-hand side.

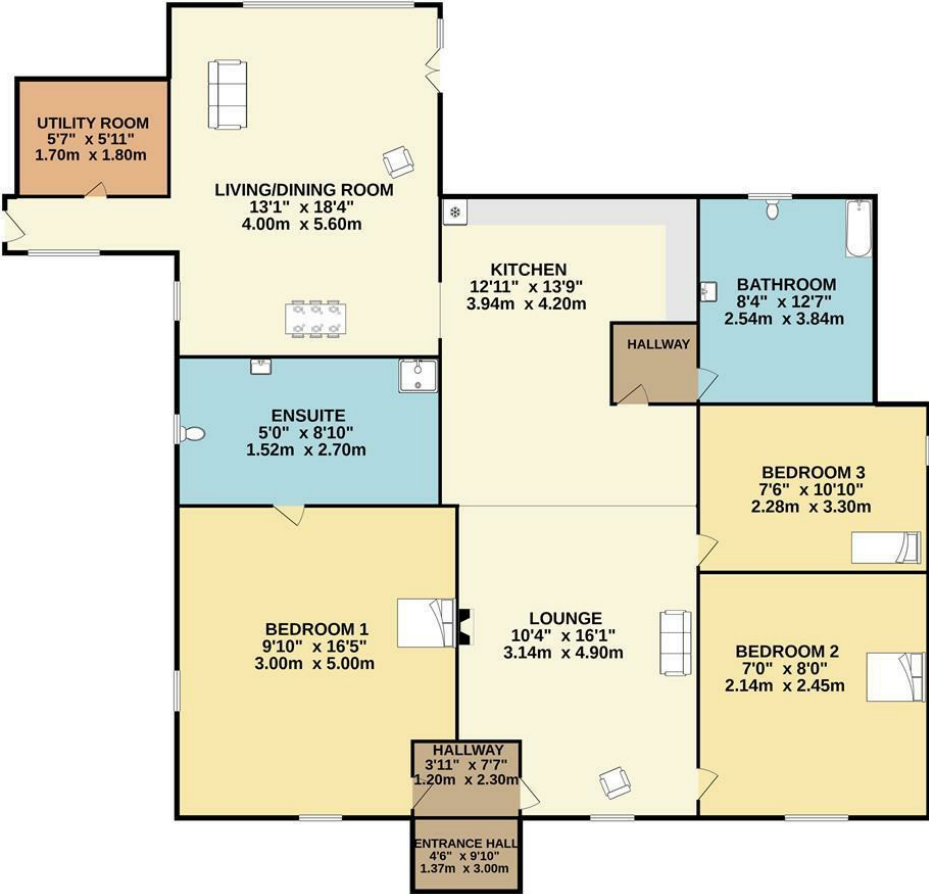






FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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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