



**The Station House Kells Co. Meath, A82 T8X6**

**€180,000**


**BER EXEMPT**





A superb period residence situated in a highly desirable location of Kells Town but with the peace and charm of countryside living. The property sits on a mature site and is oozing with special features and charm of days gone by.



# The Station House Kells Co. Meath, A82 T8X6

 1100.00 sq ft

 2 Bedrooms

 1 Bathrooms

## INTRODUCTION

Accommodation briefly consists of an entrance hall, a stunning light filled reception room, a kitchen that is fully fitted with ample wall and floor level units, bathroom and two bedrooms.

Dublin is accessible within 40 minutes and the property is located with 1.5 km to the M3 Motorway.

The property was constructed c.1853 and was previously the station masters house. This amazing residence boasts of many features such as high ceilings period coving and window shutters.

This property features spacious & bright living over one floor. Around the property externally is a well-kept garden with storage sheds and patio area.

This magnificent property is sure to generate a lot of interest giving its setting and proximity to the beautiful heritage town of Kells with its excellent amenities including Headfort Golf Club, the River Blackwater, heritage sites, schools, swimming pool restaurants, bars and shopping.

## FIXTURES & FITTINGS

All flooring, light fittings and oven are included in the sale.

## FEATURES

- \* Stunning period property
- \* Situated in Kells Town
- \* Spacious living accommodation
- \* Period Features Throughout





## ACCOMMODATION

### Entrance Hall

Tiled flooring, hardwood front door

### Reception Room / Lounge

Central fireplace with stove, timber flooring, coving & centrepiece, window shutters.

### Bedroom 1

Wood flooring, dual windows.

### Bedroom 2

Stove dual windows, window shutters, wood flooring.

### Kitchen

Tiled flooring.

### Dining Room

Tiled floor.

### Bathroom

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

## DIRECTIONS

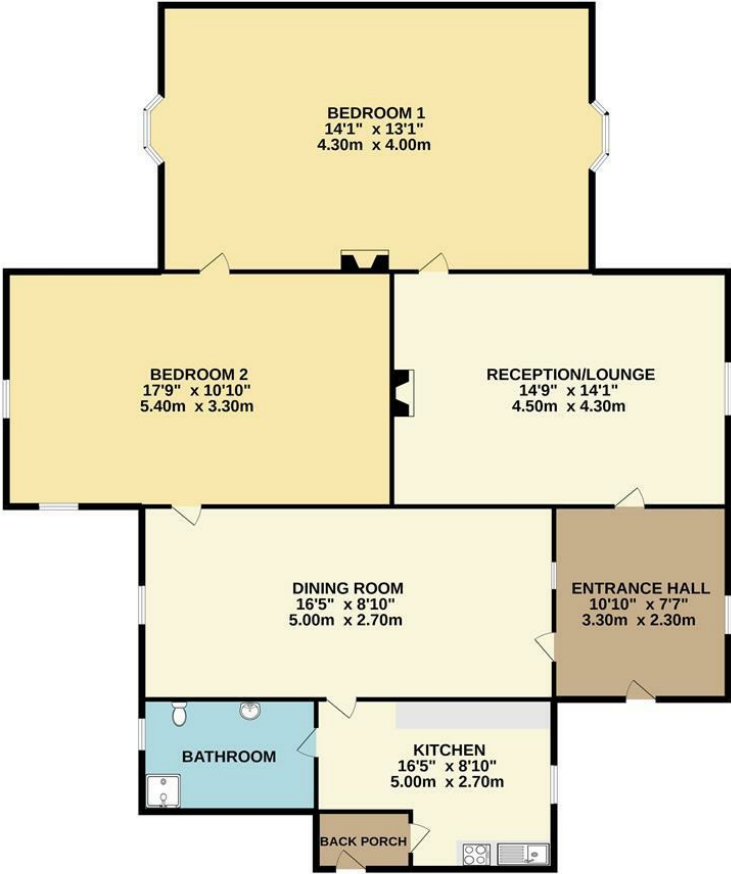
From Dublin travel along the M3 towards Kells. Exit at junction 11 for Kells North. Continue for c.1km into Kells town at Jacks railway bar the property is located across the road identified by our For-Sale Sign.





# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA : 1100sq.ft. (102.2 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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0469027666

38 Watergate Street, Navan, Co. Meath, C15 PT8X

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