







Raymond Potterton & Co. are proud to present this charming residence of immense tone & character situated in one of Meath's sought after locations.

Bright and spacious living accommodation consists of a entrance hall, feature kitchen, living room, four large bedrooms and two bathrooms

Ennistown Kilmessan Co. Meath C15XY82

 1884.00 sq ft

 4 Bedrooms

 2 Bathrooms

INTRODUCTION

Internally the property is presented to an exceptional standard and the design layout and interior décor oozes charm and character.

The rooms throughout are excellently proportioned and boasts of amazing features throughout.

This elegant property was completely refurbished in recent years by its current owners and is finished to a very high standard throughout.

Externally there is a large garage, lawns and tasteful patio area.

This mature private site has a feature wood paneled fencing entrance and wrought iron gates leading which complements the house very well.

Located in the townland of Ennistown within minutes from Kilmessan village and close to the bustling towns of Trim & Navan.

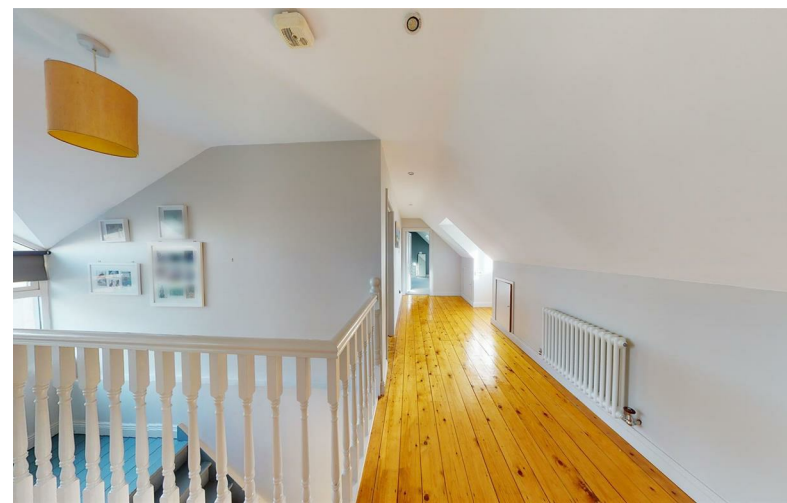
This popular address enjoys peaceful countryside living yet within easy reach of all the amenities of the local area along with easy access to Dublin (c.20-minute drive to the M50).

There are a host of amenities in the area to cater for the modern family's needs including the famous Royal Tara Golf club on your doorstep GAA, rugby, fishing, horse riding not to mention the beautiful historical sites in the immediate vicinity.

The nearby Kilmessan is a thriving village with a host of shops, excellent school, leisure and sporting facilities, restaurants and hotel.

FIXTURES & FITTINGS

All kitchen appliances (excluding washing machine and dryer) flooring & blinds are included in the sale





DIRECTIONS

From Dublin take The M3 Towards Navan, Exit at Junction 7 signposted Kilmessan / Johnstown take the Navan Road and Turn Left at Tara Na Ri Pub continue for 6 Km and take a left at Bective Cross continue for 3km and the property is located on your right hand side identified by our for sale sign

ACCOMMODATION

Entrance Hall

With wooden floor.

Reception Room

With feature fireplace. Wooden flooring.

Kitchen / Dining Room

Feature wall and floor kitchen units, Belfast sink, granite worktop, aga and Kitchen Island. Wooden flooring.

Utility Room

With tiled floor. Door to rear garden.

Bedroom 1 (Ground Floor)

With wooden floor.

Bathroom (Ground Floor)

With heated towel rail, w.c., w.h.b. and shower. Fully tiled walls and floor.

Landing

With wooden flooring.

Master Bedroom

With carpet. Fitted wardrobe.

Bedroom 3

With carpet.

Bedroom 4

With carpet.

Bathroom (First Floor)

With heated towel rail, w.c., w.h.b. and shower. Tiled flooring and fully tiled shower.

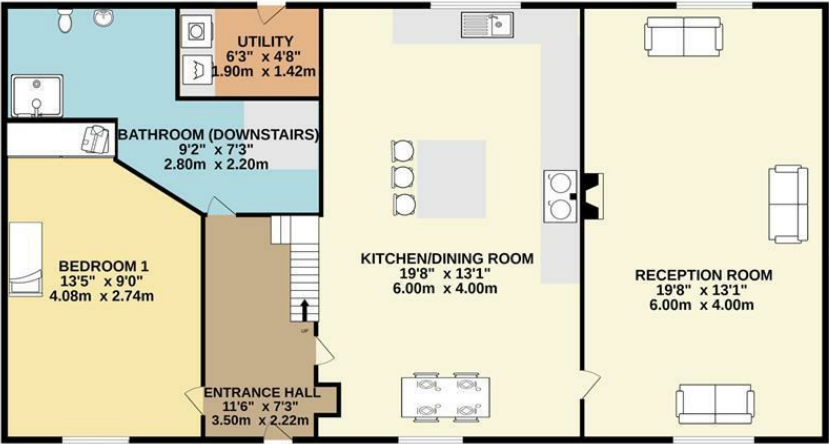
FEATURES

- Stunning property
- Excellent location
- Peaceful surroundings
- Close to Navan & Trim
- Modern living with old world charm
- Tastefully decorated throughout
- Mature hedgerow
- Quiet location
- 25-minute drive to Dublin

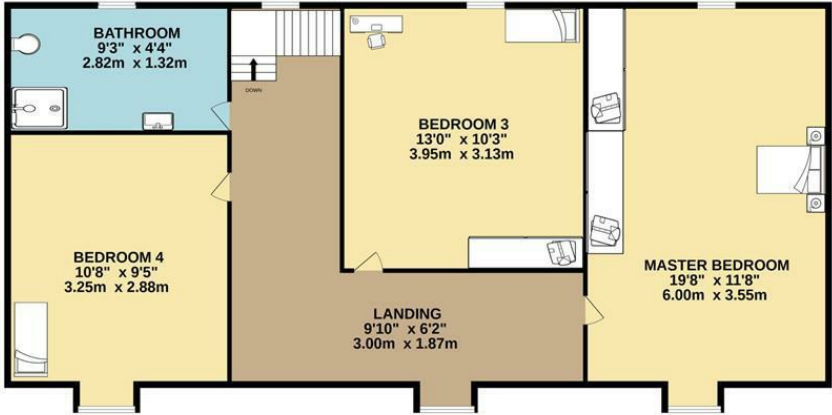


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1884sq.ft. (175.0 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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