




An exceptional 3 bedroom semi-detached residence extending to c. 102sq.m. nicely positioned in Westfield overlooking a lovely green open space.

# 30 Westfield Kells Co. Meath A82 X2N2

 1098.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is presented in exceptional condition which is evident from the front door right throughout.

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 boosts 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 boosts many features such as an elegant patio area and raised beds with decorative stone to the rear.

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, Guest w.c., 3 Bedrooms (Main Ensuite) and Bathroom.

## FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, dishwasher, fridge freezer, washing machine, tumble dryer and garden shed are included in the sale. Some furniture open to an offer.







### 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.



## ACCOMMODATION

### Entrance Hall

With hardwood door with glass side panels, wooden flooring, dado rail and understairs storage.

### Lounge

With wooden flooring, wooden fireplace with cast iron insert (open fire), feature bay window and TV point.

### Kitchen / Dining

Kitchen 5.10 x 2.68 / Dining 2.92 x 2.76

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

### Utility

With tiled flooring, built in floor units, splashback tiling, stainless steel sink unit, washing machine and tumble dryer.

### Guest w.c.

With tiled flooring, w.c., w.h.b. and wall mounted shelving unit with mirror.

### Landing

With wooden flooring and hotpress.

### Bedroom 1

With wooden flooring, built in wardrobes and TV point.

### Ensuite

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

### Bedroom 2

With wooden flooring and sliderobes.

### Bedroom 3

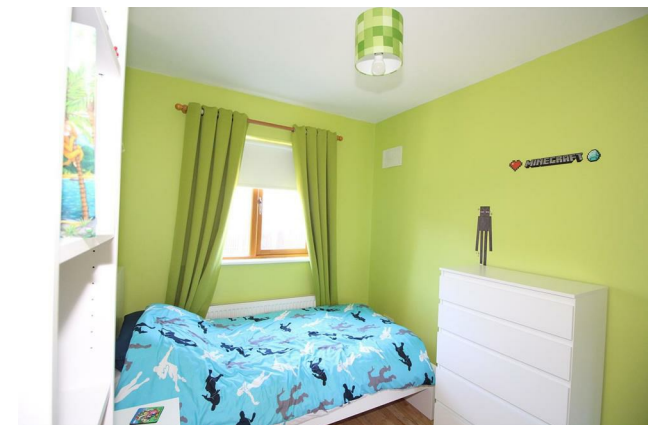
With wooden flooring and sliderobes.

### Bathroom

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

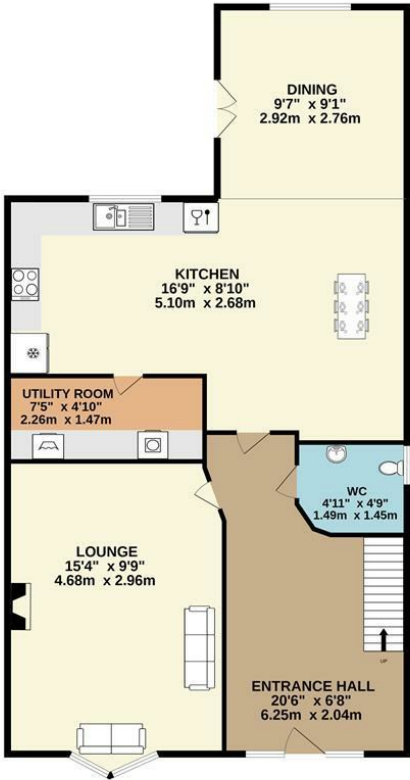
## FEATURES

- Exceptional interior decor
- Landscaped rear garden
- Decorative paved patio area
- Gated side entrance
- Oil fired central heating
- Double glazed PVC windows
- PVC fascia and soffit
- Garden shed

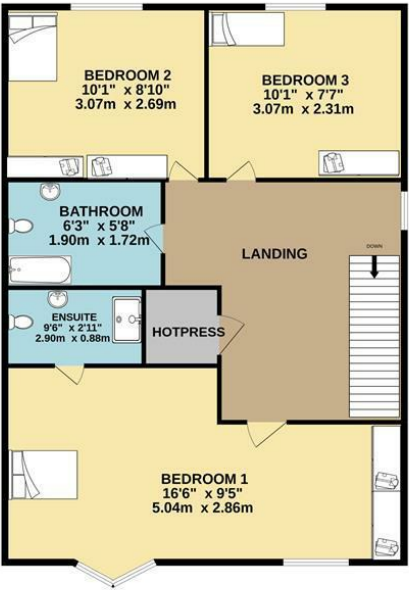


FLOOR PLAN

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.

Made with Metropix ©2022