










This is an exceptional 3 bedroom detached bungalow extending to c. 110 sq.m with detached garage sitting on circa 0.76 acres. A most attractive property with a fine entrance with driveway wrapping the entire property and a large detached garage. The house is perfectly positioned on the site with front lawns with mature trees and a most private back garden.



# Boltown Kilskyre, Kells Co. Meath A82 R9T2

 1184.00 sq ft

 3 Bedrooms

 2 Bathrooms

Constructed in 2011 this is a modern house and would be an ideal family home.

The property benefits from dual heating, open plan kitchen, cosy lounge with open fire and large bedroom accommodation.

Situated in picturesque Kilskyre a lovely country location yet enjoys excellent access to the M3 and within a comfortable commuting route to the City Centre & Airport. Located 2kms Kilskyre, 8kms Kells and within easy reach of Athboy and Castlepollard. This property has two national schools, church and shop within very close reach and all local amenities are within easy reach in Kells, Athboy and Navan.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, 3 Bedrooms, (Main En-Suite) and Bathroom. Detached Garage.

## FEATURES

- Mature landscaped gardens front and rear
- Gated entrance with vehicular access around the entire property
- Block built construction. Constructed 2011
- Modern PVC double glazed windows
- PVC fascia and soffit
- Dual heating -oil fired & solid fuel stove
- Private well
- Private sewerage
- Wheelchair accessible

## FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven, extractor fan, fridge freezer, washing machine and some furniture are included in the sale.







## ACCOMMODATION

### Entrance Porch

With tiled flooring and PVC double glazed door

### Entrance Hall

With carpet.

### Lounge

With wooden flooring, hardwood fireplace (open fire) and built in storage and open shelving.

### Kitchen / Dining

Lovely bright room with dual aspect, tiled flooring, tongue and groove ceiling, built in wall and floor units, splashback tiling, stainless steel sink, oven, washing machine, fridge. Open plan to dining area with tiled flooring and solid fuel stove (back boiler).

### Back Hall

With tiled flooring, PVC door and hotpress.

### Bedroom 1

With wooden flooring.

### En-Suite

With tiled flooring, tiled walls, w.c., w.h.b. and shower with Mira elite QT shower.

### Bedroom 2

With carpet and built in wardrobes.

### Bedroom 3

With wooden flooring and built in wardrobes.

### Bathroom

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

### Detached Garage

With garage door and electricity supply.

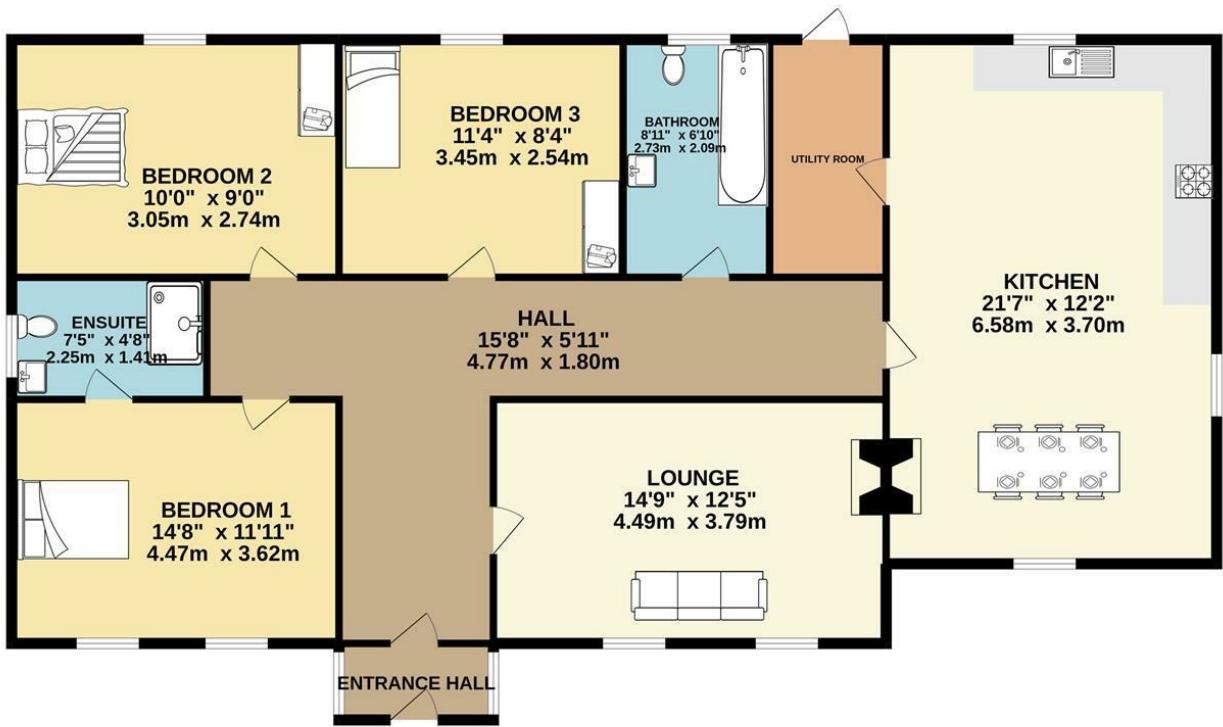
## DIRECTIONS

A82 R9T2



FLOOR PLAN

GROUND FLOOR  
1978 sq.ft. (183.8 sq.m.) approx.



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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