








This fabulous 4 bedroom detached home is in a superb location on a quiet road just off the N52 and a short distance from Kells and the M3 Motorway.

Johnstown Kilskyre, Kells Co. Meath A82 P9A0

 2605.00 sq ft

 4 Bedrooms

 3 Bathrooms

Internally this substantial home offers open plan living space with an abundance of natural light.

On the ground floor accommodation includes Entrance Hall, 2 Lounges, Family Room, Sittingroom, Kitchen/Diner, Sunroom, Guest w.c. Office and Utility room. 4 Large Bedrooms and Family Bathroom on the first floor.

FEATURES

- Ready to move in
- Gas fire
- Solid fuel stove
- Quality construction
- High standard of insulation
- Generous front and rear garden
- Double glazed windows and OFCH

FIXTURES & FITTINGS

All flooring and blinds are included in the sale.

ACCOMMODATION

Entrance Hall

With wooden flooring and blinds

Lounge

With wooden flooring, blinds and a built-in solid fuel stove.

Reception Room

With wooden flooring, blinds and gas fire.

Kitchen / Dining

With partially tiled and partial wooden floors, built in wall and floor storage, sink and oven.

Sunroom

With wooden floors and blinds.





Utility

With tiled floors, a sink and built-in storage.

Guest w.c.

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

Office

With wooden floors.

Landing

With wooden floors and blinds.

Bedroom 1

With wooden floors and blinds.

En-Suite

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

Bedroom 2

With wooden floors and blinds.

En-Suite

With tiled floors, shower, sink and toilet.

Bedroom 3

With wooden floors and blinds.

Bedroom 4

With wooden floors and blinds.

Home Office

With wooden floors and blinds.

Bathroom

With tiled floors, bath, w.c. & w.h.b.

DIRECTIONS

From Kells proceed out the N52 towards Mullingar/Delvin. Continue as far as Lynch's cross where signposted for Crossakiel/Oldcastle and turn right onto the R154. The property is a short distance up on the right hand side identified by our 'For Sale' sign.

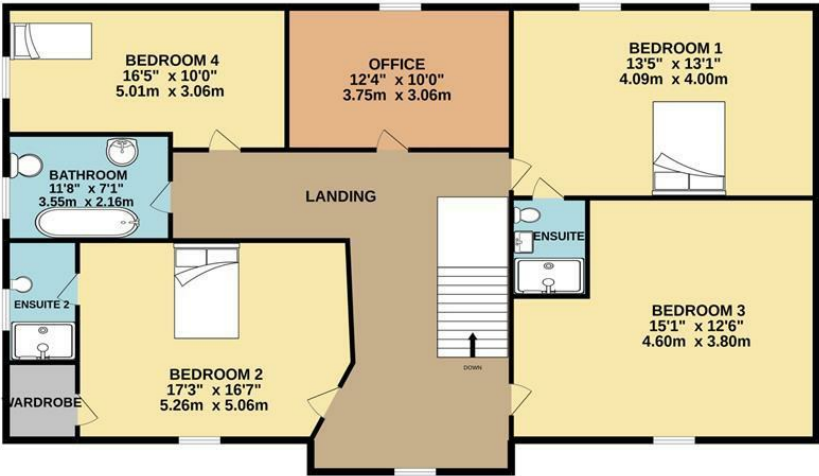


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2605sq.ft. (242.0 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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