

Raymond Potterton & Co. are proud to present this charming detached Cottage with large workshop set on a private site of c.1 acre to the market.



# Martinstown Athboy Co. Meath C15 XE24



1055.00 sq ft



3 Bedrooms



1 Bathrooms

## INTRODUCTION

Located just a couple of km from Athboy, this elegant property boasts many features such as spacious living accommodation, , front & rear gardens enclosed by mature hedgerow, and a large shed to the rear of the property ideal for many uses.

The property is ideally located close by to host of local amenities. The property is also within easy reach of Dublin via the M3 motorway and journey times to M50 is approximately a 50-minute drive.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining room, 3 Bedrooms, utility room and Bathroom.

The property is sure to attract a lot of interest and early viewing is advised.

## FIXTURES & FITTINGS

All flooring, curtains, oven and hob are included in the sale.

## FEATURES

- Beautiful site on c. 1 Acre
- Spacious property
- Mature hedgerow
- Peaceful surroundings
- Walking distance from Athboy
- Septic tank
- Own Well

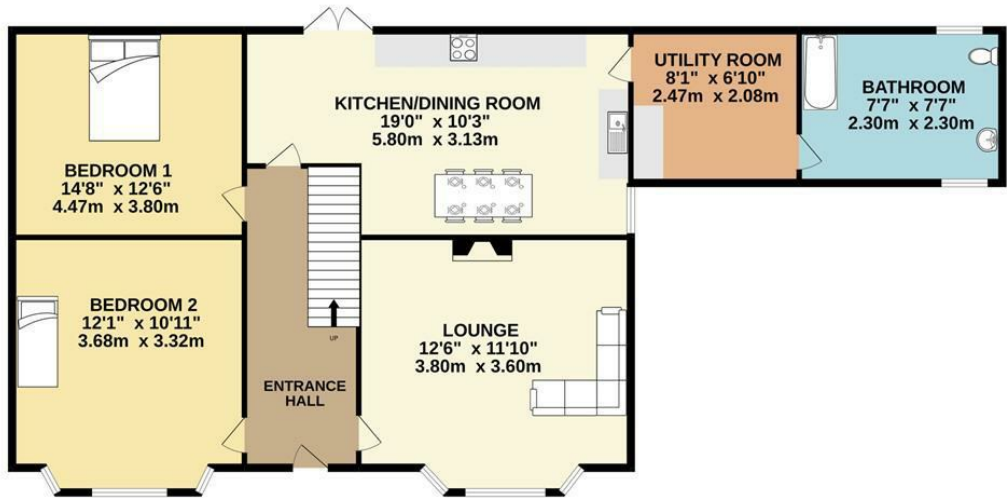
## DIRECTIONS

From Athboy take the Oldcastle road for 2km and the property is located on your left hand side indentified by our for sale sign.

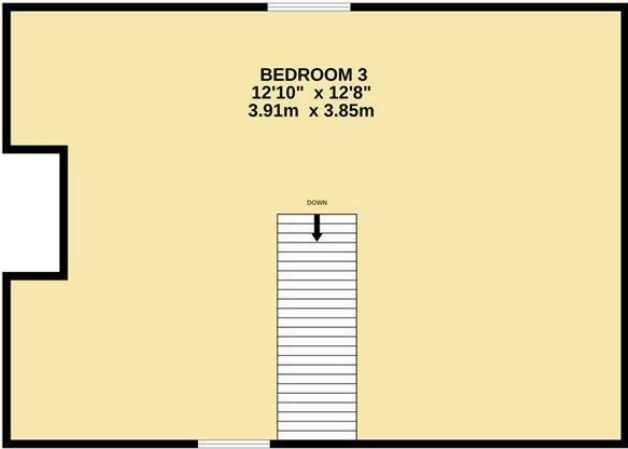


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1055sq.ft. (98.0 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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