







Raymond Potterton Auctioneers are delighted to present this outstanding fully renovated residence in the heart of Kells Town Centre extending to c.135 sqm.


On entering the property, it is immediately evident that no stone has been left unturned in the décor of this family home.



Newmarket Street Kells Co. Meath A82 X3F8

 1435.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

The property also features a nice maintenance free garden, new windows throughout, fully renovated tasteful décor and a stunning open plan kitchen with brand new appliances.

The property is ideally located in the heart of the heritage town of Kells which is serviced by a whole host of local amenities including, shops restaurants schools, excellent fishing and the famous Headfort golf course providing two of the best parkland golf courses in Ireland. The property is also within easy reach of Dublin via the M3 motorway and journey times to M50 is approximately a 30-minute drive.

ACCOMMODATION

Elegant and luxurious living accommodation over three floors comprises of: - Entrance Hallway, Lounge, open plan Kitchen/Dining Room, Bathroom, 3 bright and spacious double Bedrooms two with Ensuites.

FIXTURES & FITTINGS

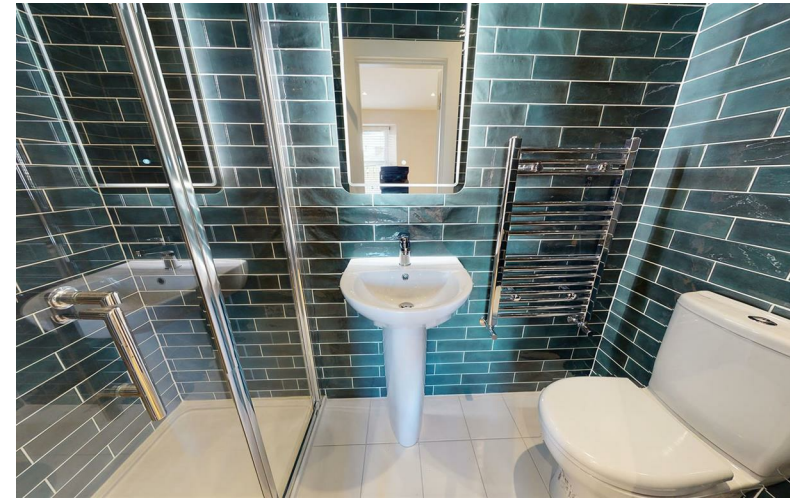
All flooring, blinds, light fittings, oven / hob, extractor fan, fridge freezer, dishwasher, and integrated washing machine are included in the sale.

FEATURES

- Bright & spacious living accommodation
- Turnkey Home
- Sought after location
- Fully alarmed
- Gas central heating with new boiler
- New windows throughout
- Residence parking available in town centre
- Within easy reach of Dublin

DIRECTIONS

From Dublin travel along the M3 towards Kells. Exit at junction 10 for Kells South. Continue straight and take the first exit at the roundabout. Continue for c1km into Kells town. Newmarket Street is opposite the Large round Tower and the property can be identified by our for-sale board

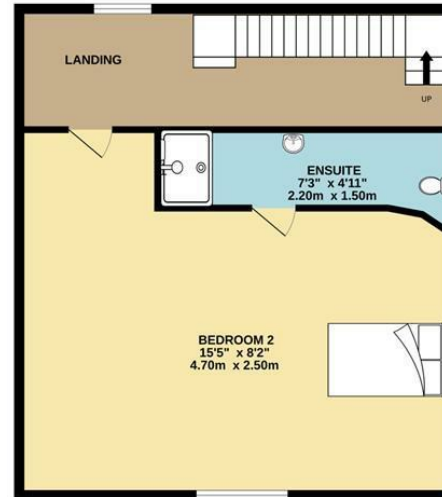


FLOOR PLAN

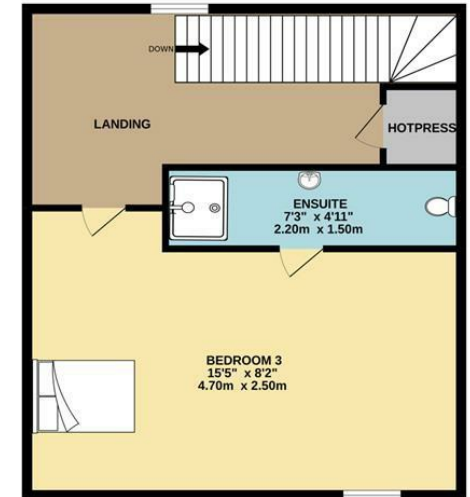
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1453sq.ft. (135.0 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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