








An excellent two bedroom semi detached house on large site of c.1 acre extending to c. 67 sq.m located in the lovely community of Fyanstown Kells. The property itself has very spacious living accommodation with a bright spacious lounge and open plan kitchen diner. On the first floor is two good spacious bedrooms and a newly refurbished bathroom.

Fyanstown Kells Co. Meath A82 N2R6

 667.00 sq ft

 2 Bedrooms

 1 Bathrooms

INTRODUCTION

This property is located in a nicely populated area of the countryside with great amenities close by such as Headford school and playschool 1km away from the property and Oristown National school 2.7km away from the property.

The property itself is also very central to Kells, Navan and the small village of Carlanstown, only 3.5km to Kells, 15km to Navan and 3.9km to Carlanstown. There is also a small local shop within a stones' throw to the property.

FEATURES

- Oil Central Heating
- Wood Burning stove
- PVC windows
- Stoned Driveway
- New roof in recent years
- Excellent location
- Ready to go
- On c. 1acre with separate entrance to land

FIXTURES & FITTINGS

All flooring, oven, hobs, extractor fan and fridge included in the sale.

ACCOMMODATION

Entrance Hall

With pvc front door and tiled flooring

Lounge

4.85 x 3.00

With hard wood flooring, Wood burning stove and two built in side units.

Kitchen / Dining

4.85 x 3.80

With tiled flooring in the kitchen and hard wood flooring in the dining area, Built in kitchen, tiled splash back, stainless steel sink, oven, hobs, extractor fan and fridge.

Landing

With carpet flooring.

Bedroom 1

3.28 x 2.76

With carpet flooring.

Bedroom 2

3.28 x 2.76

With carpet flooring and built in wardrobe.

Bathroom

1.77 x 1.40

With tiled flooring, full tiled walls, W.C, shower and w.h.b.

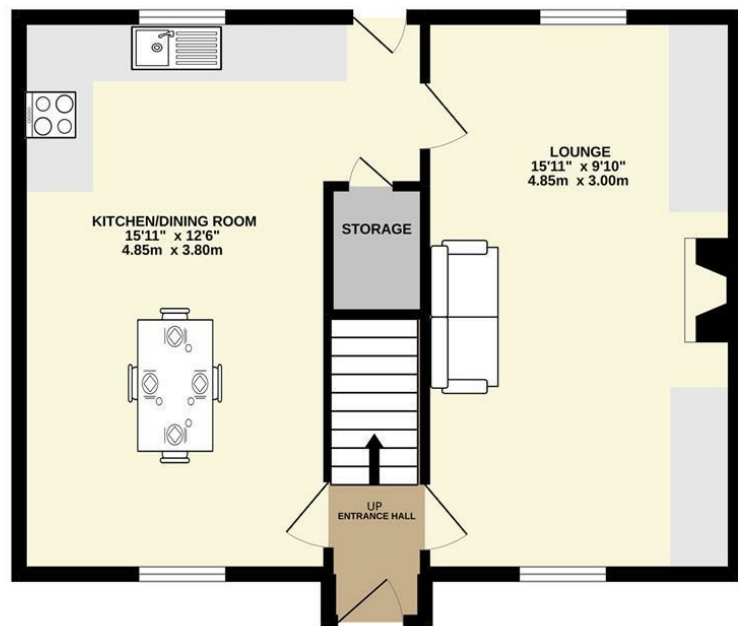
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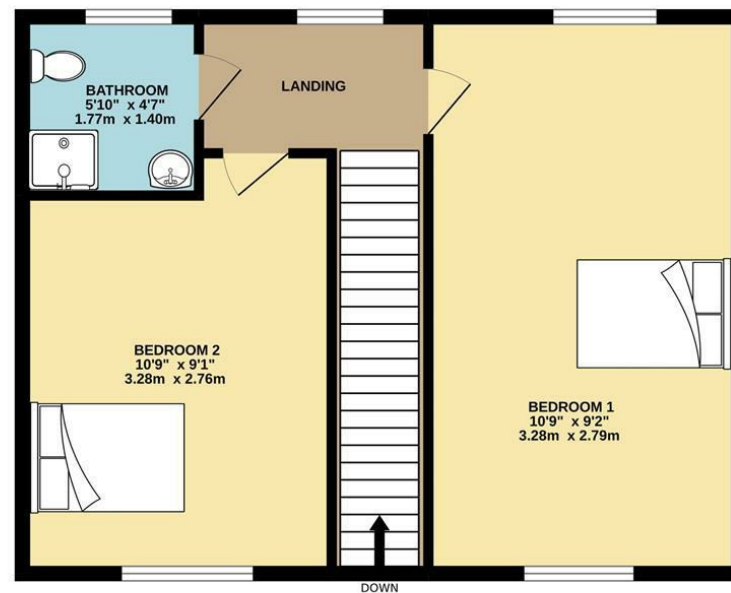


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 667sq.ft. (62.0 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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