








An outstanding 4 bedroom semi-detached residence in an excellent location in the ever popular Curragh Park.

28 Curragh Park Carlanstown, Kells Co. Meath A82 R6P7

 1400.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is brought to the market in excellent condition and is extending over 1400 sq. ft.

This large family home also boasts an attractive façade ,cobble brick driveway and landscaped garden to rear.

The location of the property is second to none within easy reach of local schools, shops, and a whole host of other local amenities.

The M3 motorway and the heritage town of Kells are both within a couple of minutes' drive from Carlanstown Village.

Accommodation includes Entrance Hall, Lounge, Kitchen, Utility Room, Guest W.C., 4 Bedrooms (Master Ensuite) and Family Bathroom.

FEATURES

- Bright & spacious living accommodation
- Oil fired central heating
- Property in excellent condition
- Landscaped front and rear garden
- Cobblelock driveway
- PVC double glazed windows throughout

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, and appliances are included in the sale.

ACCOMMODATION

Entrance Hall

5.6m x 1.8m

Hardwood front door with glass inserts, wood flooring

Lounge

5.3m x 4.5m

Wood Flooring, Feature fireplace, bay window, T.V. & telephone point.

Kitchen

4.5m x 3.11 m

Fully fitted kitchen with tiled flooring, , oven, hob, extractor fan, fully integrated fridge freezer, and stainless steel sink unit with mixer tap.

Utility Room

3.1m x 2.7m

With guest W.C ,Tiled flooring, plumbed for washing machine and tumble dryer

Guest W.C.

Tiled flooring W.c. and w.h.b.

Landing

4.7 m x 1.9m

Carpet to stairs & landing, hotpress.

Bedroom 1

5m x 4.2m

Carpet to foot, Bay window, built in wardrobe, T.V point

Ensuite

2.6m x1.5m

Tile flooring, shower, w.c. and w.h.b.

Bedroom 2

4.1m x 2.5 m

Carpet to foot

Bedroom 3

2.9m x 2.4m

Carpet to foot

Bedroom 4

3.2m x 2.5m

Carpet to foot

Main Bathroom

2.1m x 1.7m

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

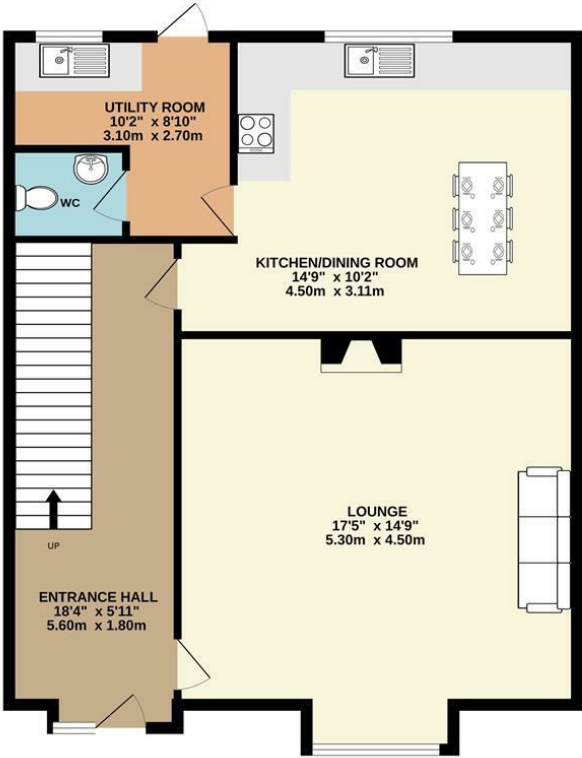
DIRECTIONS

From Kells town centre, take the N52 signposted for Ardee and Dundalk. In the centre of Carlanstown Village, turn into the left into Curragh Wood. Go straight on to end of road taking a right for curragh park continue straight ahead and number 28 is located on your left hand side.

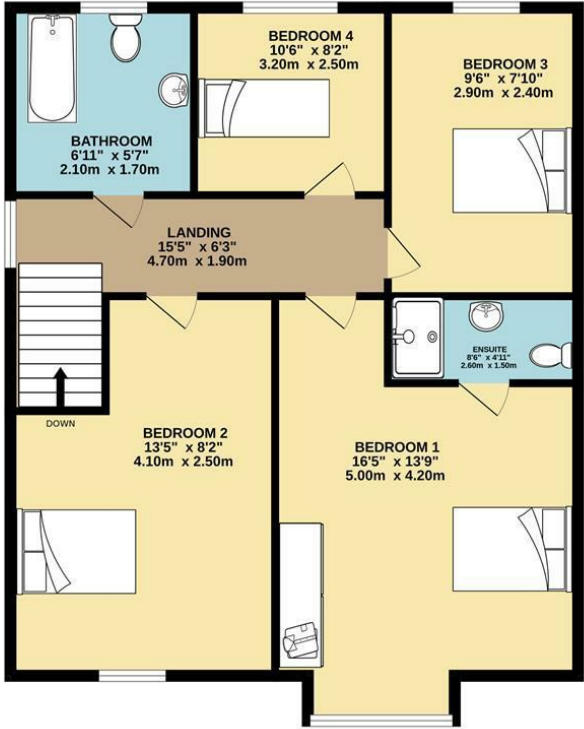


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1400sq.ft. (130.1 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.
Made with Metropix ©2023