



  
Raymond  
Potterton

Johnstown Kilsyre Co. Meath A82 D1W7

€475,000

BER B2








Johnstown, Kilsyre is an exceptional 5 bedroom house that extends to 265.3 sqm and occupies a site of c.0.4 acres.



# Johnstown Kilsyre Co. Meath A82 D1W7

 2856.00 sq ft

 5 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property boasts a seamlessly integrated kitchen-dining area with the conservatory adjacent to the kitchen, which combines to form an inviting and highly functional space. This design feature affords a sense of continuity throughout the interior. The property also includes under floor heating both upstairs and downstairs. Overall, this property offers a sophisticated and practical living environment.

The upper level of this property boasts five generously proportioned bedrooms and a spacious main bathroom. The uppermost level also features an attic space accompanied by an adjoining storage room.

Externally this property boasts a gated entrance and a stone driveway that surrounds the house, along with well-established trees situated at the front of the property, providing a high degree of privacy from the road.

The property is well located in a nice country setting on a quiet road just off the N52 and a short distance from Kells and the M3 Motorway, located 60 minutes from Dublin airport.

The property enjoys an abundance of amenities in the area such as the excellent National Schools in Clonmellon and Kilsyre.

Accommodation Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Utility, Study, w.c., 5 Bedrooms (Master Ensuite), Bathroom, 2 x Attic Rooms

## FEATURES

- Ready to move in
- Quality construction
- High standard of insulation
- Generous front and rear gardens
- South facing back garden
- Double glazed windows
- Geothermal heat pump Geothermal vertical collector
- Under floor heating throughout
- Solid fuel open fire place
- Septic tank
- Well water
- Large garage







**FIXTURES & FITTINGS**

All flooring and blinds are included in the sale.





## ACCOMMODATION

### Entrance Hall

3.5 x 6.6

With tiled flooring and a wooden front door. Recessed lights.

### Lounge

4.9 x 4.1

With tiled flooring, feature wooden fireplace with open fire.

### Kitchen

4.3 x 5.9

With tiled flooring, built in wall and floor units, peninsula island, recessed lights and stainless steel sink.

### Dining Area

3.7 X 5.5

With tiled flooring.

### Sun Room

3.7 x 3.9

With tiled flooring, double doors to kitchen and double doors to rear. Recessed lights.

### Study

2.7 x 1.9

With tiled flooring.

### Utility Room

3.6 x 3.3

With tiled flooring, stainless steel sink and built-in storage.

### Guest w.c.

2.4 x 1.3

With tiled flooring, w.c. and w.h.b.

### Landing

With wooden flooring and recessed lights.

### Bedroom 1

4.3 x 3.2

With wooden flooring.

### Ensuite

1.3 x 2.5

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

### Bedroom 2

4.3 x 4

With wooden flooring.

### Bedroom 3

4.4 x 3.5

With wooden flooring.

### Bedroom 4

2.7 x 3.6

With wooden flooring.

### Bedroom 5

2.7 x 2.8

With wooden flooring.

### Attic Storage Room 1

6.1 x 3.2

With velux window.

### Attic Storage Room 2

5.2 x 2.7

With velux window

### Garage

Attached garage.

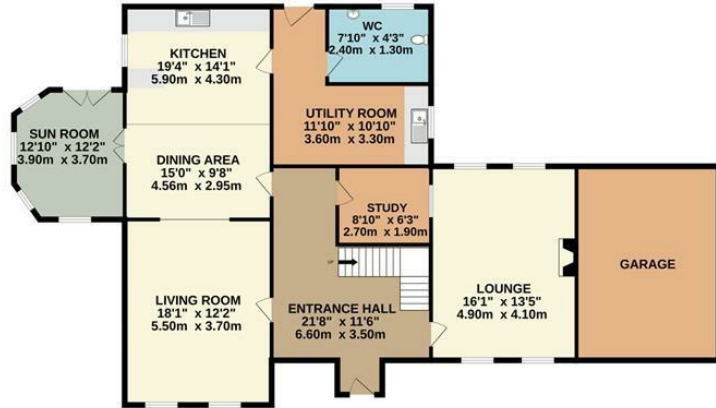
## DIRECTIONS

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 left hand side identified by our 'For Sale' sign. A82 D1W7



# FLOOR PLAN

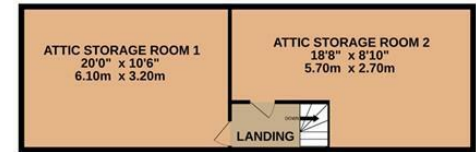
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2856sq.ft. (265.3 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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