



  
Raymond  
Potterton

59 The Glebe, Kells, Co. Meath A82 H9R6

€260,000

BER B3








An exceptional 3 bedroom semi-detached residence extending to c. 103sq.m. nicely positioned in The Glebe in Kells a mature estate on the Carlanstown Road walking distance from Kells Town Centre.



# 59 The Glebe, Kells, Co. Meath A82 H9R6

 1112.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is presented in exceptional condition which is evident from the front door right throughout.

The property boasts a modern interior design, featuring stunning details such as upgraded kitchen with Belfast sink, high-quality flooring, solid fuel stove and elegant coving. It's in turnkey condition, offering spacious living and bedroom accommodation. The front driveway provides ample parking space.

The back garden with a sunny aspect is nicely landscaped with a lovely feature pond with shrubs and fruit trees as well as a secluded seating area at the back and is also home to a greenhouse.

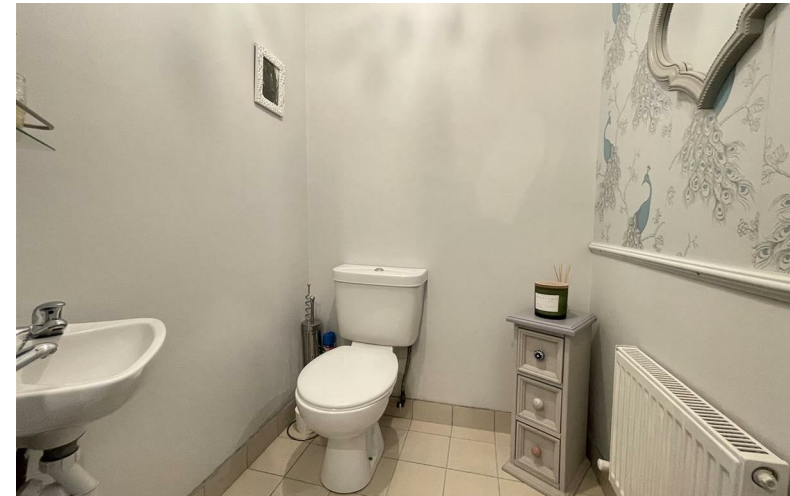
The property is located walking distance to all the amenities in Kells.

The bus stop is close by with the 109 bus service that goes every hour on the half-hour to Dublin City Centre. The property is also only a few minute's drive to the M3 providing excellent access to Dublin City & Airport.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest w.c., 3 Bedrooms (Main Ensuite) and Bathroom.

## FEATURES

- Exceptional interior décor
- Turn key property
- Spacious accommodation
- Garden with abundance of shrubs & trees
- Green house & feature pond
- Gated side entrance
- Gas fired central heating
- Excellent B energy rating
- Upgraded gas boiler
- Double glazed PVC windows







### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, integrated dishwasher, hall mirror and greenhouse are included in the sale.





## ACCOMODATION

### Entrance Hall

24'0" x 6'0"

With wooden flooring, hardwood door, with leaded glass inserts, coving, centrepiece and silver framed feature mirror.

### Lounge

17'3" x 10'4"

With wooden flooring, feature hardwood fireplace with granite hearth, solid fuel stove, bay window, coving and centrepiece.

### Kitchen / Dining

16'9" x 8'9"

With tiled flooring, upgraded built in wall and floor units, belfast sink, oven, hob, extractor fan and integrated dishwasher. Open plan to Dining area with sliding doors to the rear garden.

### Utility

7'6" x 4'10"

With tiled flooring, built-in wall to floor units and plumbed for washing machine and tumble dryer.

### W.C.

4'4" x 4'6"

With tiled flooring, feature wall with dado rail and wall paper, w.c. and w.h.b.

### Landing

With carpet and hotpress

### Bedroom 1

14'11" x 7'11"

With carpet and built in wardrobes

### Ensuite

8'0" x 4'3"

With tiled flooring, fully tiled walls, w.c., w.h.b, and shower with triton shower.

### Bedroom 2

10'9" x 9'0"

With wooden flooring and built in wardrobes.

### Bedroom 3

10'9" x 9'0"

With wooden flooring and built in wardrobes

### Bathroom

5'6" x 5'6"

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

## DIRECTIONS

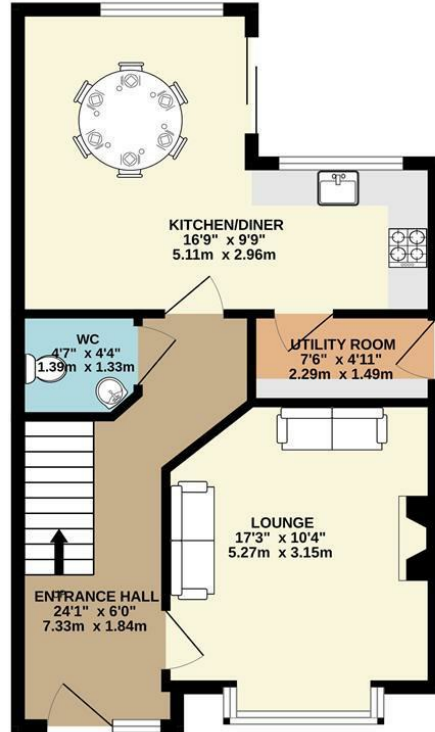
A82 H9R6

From Dublin travel along the M3 into Kells. Exit at Junction 10 onto R147 towards Kells. Continue straight through Kells on R147 and bear right onto Maudlin Road. Travel for 0.6kms and turn right into The Glebe. Continue straight and the property is located on the left hand side.

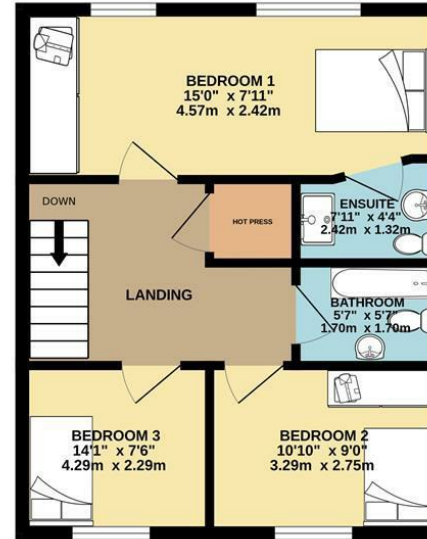


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1087sq.ft. (101.0 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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