



29 Hermitage Glen Kells Co. Meath A82 E8F8

€279,950








Superb 4-bedroom semi-detached residence with garage located close to Kells Town Centre and M3 Motorway.

This elegant and spacious property of c.1356 sq. ft. is presented in great condition throughout.

# 29 Hermitage Glen Kells Co. Meath A82 E8F8

 1356.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property boasts many features such as bright & spacious living accommodation, fully fitted kitchen, large front driveway and fully landscaped rear garden with side access.

Walking distance to all the amenities in Kells and a 2 minute drive to the M3 Motorway.

The property is ideally located within walking distance 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 includes Entrance Hall, Lounge, Kitchen, Utility Room, Dining Room, Guest w.c., 4 Spacious Bedrooms (Main Ensuite) and Bathroom.

## FEATURES

- Great condition throughout
- Oil central heating
- Gated side entrance
- Maintenance free exterior
- Large tarmac driveway
- Double glazed windows





### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, oven, hob and dishwasher are included in the sale.

## ACCOMMODATION

### Entrance Hall

19'0" x 6'2"

With feature front door, wood flooring, telephone point.

### Lounge

19'0" x 11'8"

With carpet, fireplace with open fire, coving & centrepiece, TV point. Double doors to Dining Room.

### Kitchen

15'3" x 13'4"

Tiled flooring, wooden built in wall and floor units, tiled splashback, stainless steel sink unit.

### Utility Room

4'11" x 7'2"

Storage units, plumbed for washing machine & dryer, stainless steel sink. Door to rear.

### Dining Room

12'5" x 10'8"

With tiled flooring. Sliding door to rear.

### Landing

With carpet flooring and hotpress.

### Bedroom 1

13'0" x 9'7"

With carpet flooring and built in wardrobe.

### Ensuite

8'7" x 3'9"

With tiled floor, partially tiled walls, w.c., w.h.b. and electric shower.

### Bedroom 2

8'10" x 11'5"

With carpet flooring.

### Bedroom 3

8'10" x 8'1"

With wooden flooring.

### Bedroom 4

8'0" x 8'10"

With carpet flooring.

### Bathroom

8'2" x 6'7"

Fully tiled, w.c., w.h.b. and bath.

### Garage

14'7" x 7'8"

With manual door - Can also be accessed through the doorway in Entrance Hall.

## DIRECTIONS

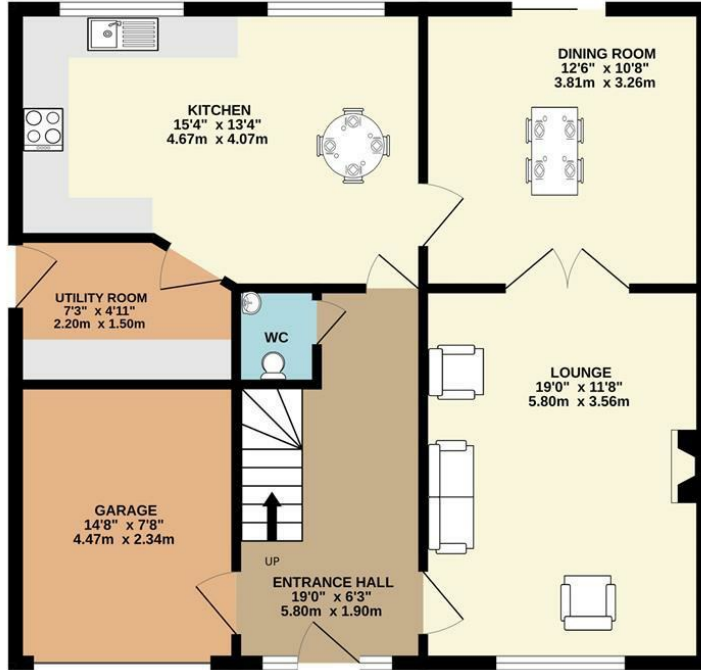
Hermitage Glen is located on the Gardenrath Road and is located on your left hand side in the development 29 is located on the left hand side and is identified by our for sale sign.

Eircode: A82 E8F8

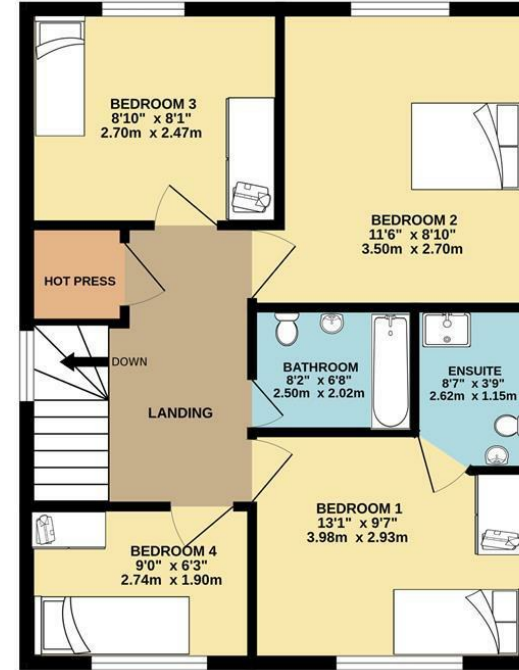


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1356sq.ft. (126.0 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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**0469027666**  
Watergate Street Navan Co. Meath C15  
PT8X  
raymondpotterton.com

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