




Raymond
Potterton

35 Rochford Hall Kells Meath A82 P5Y8

€279,000


BER B3





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

This elegant and spacious property of c.1184 sq. ft. is presented in great condition throughout.

35 Rochford Hall Kells Meath A82 P5Y8

 110.00 sq ft

 4 Bedrooms

 2 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.

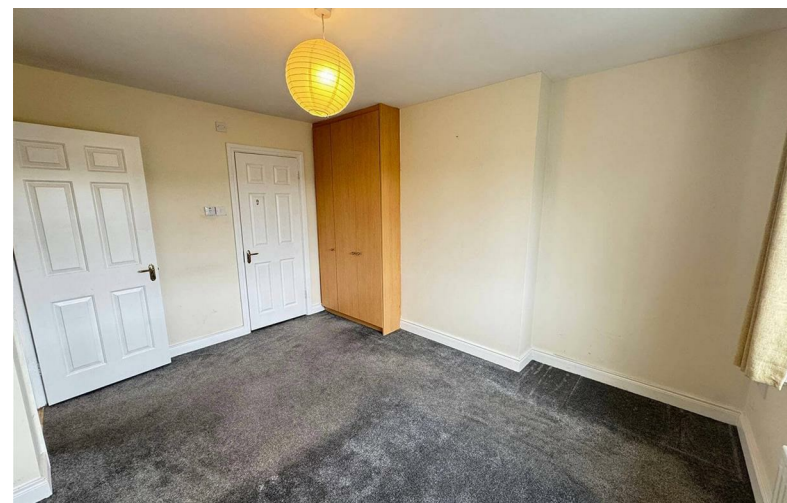
The property is ideally located within walking distance of the heritage town of Kells which is serviced by a whole host of local amenities including, shops, restaurants, schools, excellent fishing and the famous Headfort golf course providing two of the best parkland golf courses in Ireland.

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 / Dining Room, Utility Room, Guest W.C, 4 Spacious Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Great condition throughout
- Oil fired central heating
- Gated side entrance
- Double glazed windows
- Excellent location, close to M3 motorway
- Ready to go
- Previous Rent €1,300





FIXTURES & FITTINGS

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



ACCOMODATION

Entrance Hall

18'3" x 5'10"

With wooden flooring.

Lounge

16'0" x 12'10"

With wooden flooring and open fire with feature fireplace.

Kitchen / Dining Room

20'4" x 14'5"

With wooden flooring, built in wall to floor units, oven, hob, extractor fan, fridge / freezer, dishwasher and stainless steel sink.

Utility Room

7'0" x 5'10"

With wooden flooring and built in wall to floor units.

W.C

5'1" x 4'5"

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

Landing

With carpet flooring.

Bedroom 1

12'11" x 9'8"

With carpet flooring and built in storage.

Ensuite

7'10" x 3'5"

With electric triton shower, w.h.b and w.c.

Bedroom 2

12'1" x 10'0"

With carpet flooring and built in storage.

Bedroom 3

10'3" x 8'2"

With carpet flooring.

Bedroom 4

9'8" x 9'0"

With carpet flooring.

Bathroom

6'2" x 5'10"

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

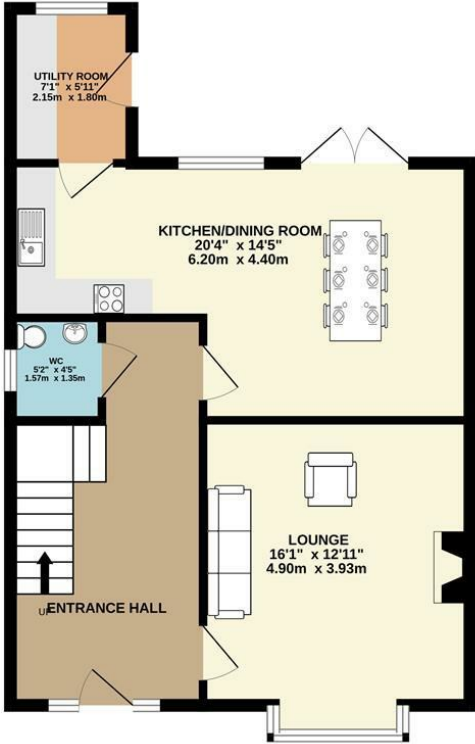
DIRECTIONS

Eircode: A82 E8F8

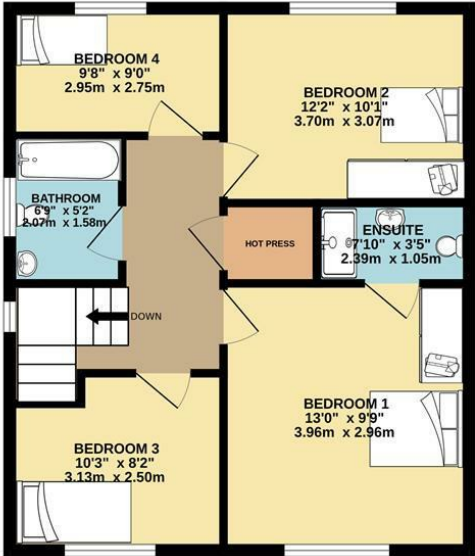


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1184sq.ft. (110.0 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2024



0469027666
 Watergate Street Navan Co. Meath C15
 PT8X
 raymondpotterton.com

Follow us:

