



14 Maudlin Court Kells Co. Meath A82 X3Y0


€250,000





No. 14 is a spacious 2 bedroom semi-detached property located in the much sought after residential estate of Maudlin Court, located within walking distance of Kells Town Centre.



14 Maudlin Court Kells Co. Meath A82 X3Y0

 893.00 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

No. 14 is brought to the market in superb condition. Finished to a very high standard this property enjoys many extra features such as top-quality fixtures, fittings and excellent interior design throughout.

This property comes to the market in turn key condition and boasts many features such as spacious living accommodation, fully fitted kitchen, large master bedroom and private garden to the rear. Number 14 is sure to attract a lot of interest and early viewing is advised.

This is an ideal opportunity for an investor or first time buyer looking for a starter home close to the M3 motorway with easy access to Dublin.

FEATURES

- Quiet cul de sac location
- Overlooking a large green area
- Excellent condition throughout
- Spacious living and bedroom accommodation
- Maintenance free exterior
- Double glazed windows
- Spacious garden to rear
- Upgraded eco electric heating throughout

FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

13'1" x 4'7"

With wooden flooring and hardwood door with glass insert.

Lounge

14'5" x 13'1"

With wooden flooring and solid fuel stove with feature fireplace.

Kitchen

11'9" x 6'6"

With tiled flooring, wall to floor units, oven, hob, extractor fan, stainless steel sink and PVC door to rear.

W.C

4'7" x 4'3"

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

Landing

With wooden flooring.

Bedroom 1

12'5" x 11'5"

With wooden flooring and built in wardrobes.

Bedroom 2

13'1" x 8'6"

With wooden flooring

W.C

7'10" x 6'10"

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

DIRECTIONS

EIRCODE: A82 X3Y0

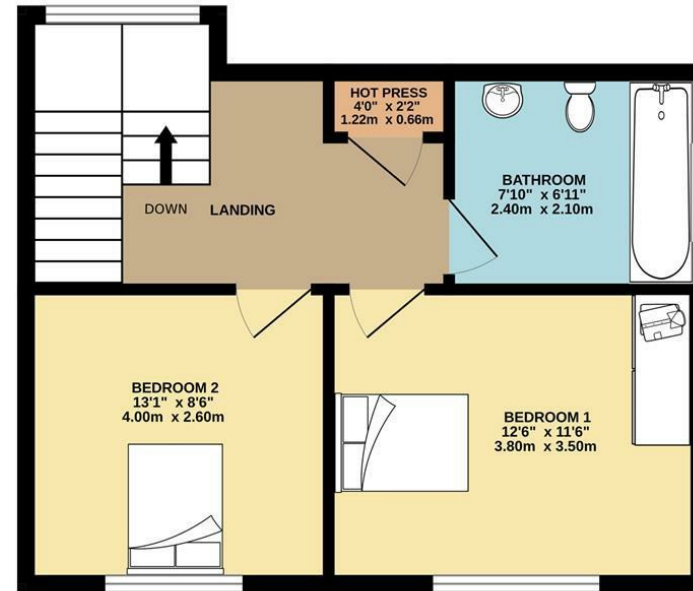


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 883sq.ft. (82.0 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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