




Raymond
Potterton

3 Cherryhill Grove Kells Co. Meath A82 X4K0

€279,950


BER C2





Superb 4 bedroom semi-detached residence located close to Kells Town Centre.



3 Cherryhill Grove Kells Co. Meath A82 X4K0

 1350.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This elegant and spacious property of c. 1350sq/ft. is presented in great condition throughout and is ready to go.

The property boasts many features such as spacious living accommodation, fully fitted kitchen, front driveway and back garden with side access.

Number 3 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality and space on offer behind the door of this superb home.

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

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Utility, 4 Spacious Bedrooms, Ensuite and Main Bathroom.

FEATURES

- Spacious accommodation
- Large rear garden
- Gated side entrance
- Oil fired central heating
- Double glazed PVC windows
- Fibre broadband
- Sought after development
- Ready to go





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, Hob, fridge freezer, dishwasher, extractor fan, washing machine and garden shed are included in the sale.

ACCOMMODATION



Entrance Hall

16'1" x 6'8"

With wooden flooring, alarm, wood front door with glass insert fan light and two side glass panels.

Lounge

18'7" x 12'9"

With wooden flooring, open fireplace, coving and light centre piece.

Dining Room

13'1" x 10'2"

With wooden flooring and patio doors

Kitchen

21'1" x 9'5"

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

Utility room

6'2" x 3'5"

With tiled flooring, built in units and washing machine

W.C

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

Bedroom 1

16'11" x 9'8"

With carpet and built in wardrobes

Ensuite

7'5" x 4'7"

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

Bedroom 2

12'2" x 10'1"

With carpet and built in wardrobes

Bedroom 3

7'4" x 9'5"

With carpet and built in wardrobes

Bedroom 4

9'0" x 8'2"

With carpet and built in wardrobes

Bathroom

5'6" x 6'3"

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

DIRECTIONS

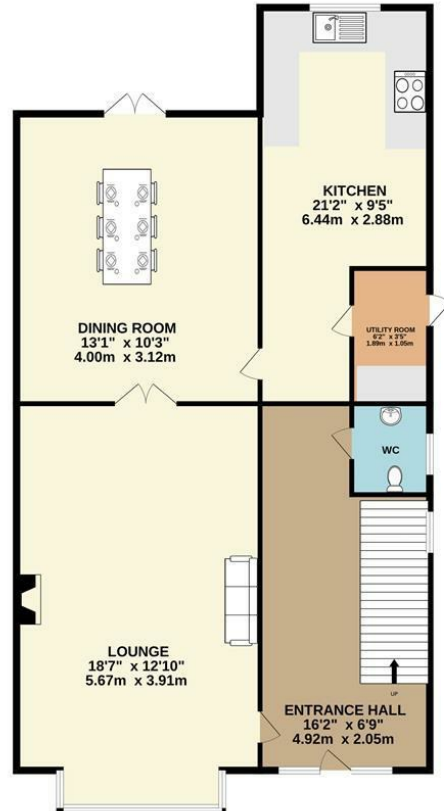
From Dublin travel along the M3 into Kells. Exit at Junction 10 onto R147 towards Kells. Continue straight through Kells on R147 and bear right onto Maudlin Road. Travel for 0.5kms and turn left into Cherryhill. Continue straight up to the T junction and take a left and then the next right and the property is located on the right hand side identified by our For Sale Sign.

Eircode
A82 x4k0

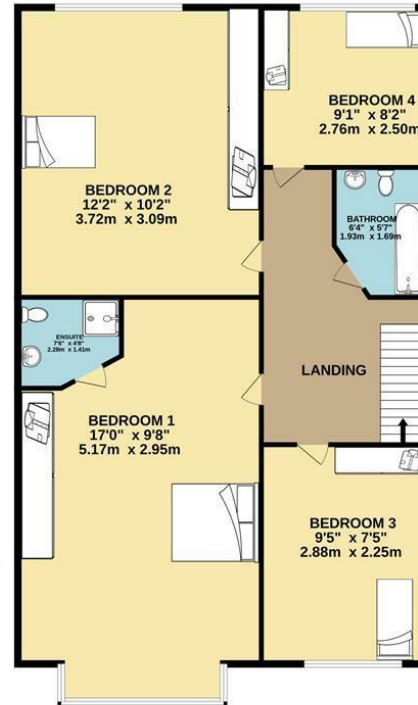


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1350sq.ft. (125.4 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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