



**30 Blackwater Heights Kells Co. Meath A82 C9Y8**

**€299,000**








Stunning 4 bedroom A3 rated semi detached residence and fully redone from top to toe.



# 30 Blackwater Heights Kells Co. Meath A82 C9Y8

 915.00 sq ft

 3 Bedrooms

 2 Bathrooms

## INTRODUCTION

This spacious family home is located within walking distance of the heritage town of Kells. This elegant and spacious property is presented in turn key condition.

The property boasts many features such as spacious living accommodation, A Rated home, stunning brick front driveway with composite front door, brand new bespoke kitchen, large utility room, two bathrooms, and large garden.

The attic is accessed by a stira stairs.

Number 30 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

Walking distance to all the amenities in the picturesque Co. Meath Town and a 30 minute drive to the M50.

Accommodation includes Entrance Hall, Lounge, Kitchen, Utility Room, 4 Bedrooms, and Two Bathrooms.

## FEATURES

- Newly refurbished
- Walk in ready
- A3 Rated BER
- Air to water heat pump
- Spacious living accommodation





### **FIXTURES & FITTINGS**

The property is sold as seen.



## ACCOMMODATION

### Entrance Hall

6'0" x 14'5"  
With tiled flooring.

### Lounge

10'7" x 10'8"  
With wooden flooring.

### Dining Room

10'6" x 11'1"  
With tiled flooring and built in storage.

### Kitchen

8'7" x 9'4"  
With tiled flooring, partially tiled walls, built in wall and floor units.

### Utility Room

6'3" x 8'7"  
With tiled flooring, built in wall and floor units.

### Shower Room

6'0" x 8'6"  
With tiled flooring, partially tiled walls, w.c, w.h.b and shower.

### Landing

With wooden flooring.

### Bedroom 1

10'11" x 11'0"  
With wooden flooring and built in wardrobes.

### Bedroom 2

10'6" x 11'0"  
With wooden flooring.

### Bedroom 3

7'8" x 9'8"  
With wooden flooring.

### Bathroom

5'8" x 6'0"  
With tiled flooring, partially tiled walls, w.c, w.h.b and bath.

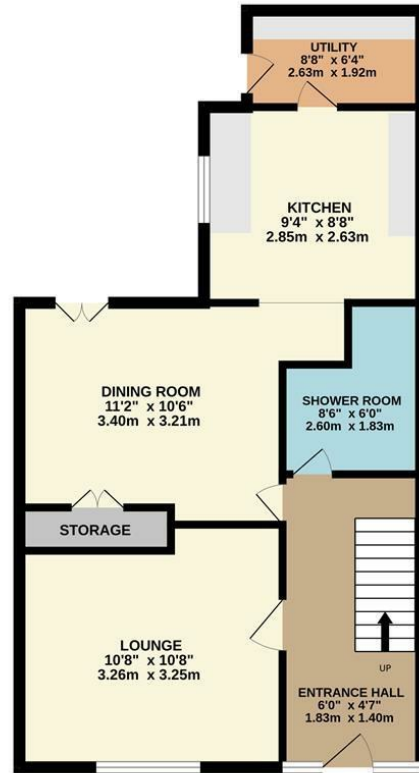
## DIRECTIONS

EIRCODE A82 C9Y8

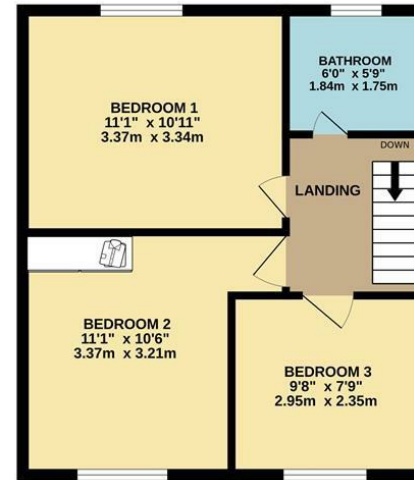


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 915sq.ft. (85.0 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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