



  
Raymond  
Potterton

Kilmainham Kells Co. Meath, A82 V8V0

€299,000







Raymond Potterton & Co. are proud to present this stunning 4-bedroom bungalow set on a stunning private site of c. 5 acre to the market. Located in the townland of Kilmainham just on the outskirts of Kells.


This elegant property of c. 1250 sq. ft. is presented in excellent condition throughout and boasts many features such as spacious living accommodation throughout, landscaped front & rear gardens.



# Kilmainham Kells Co. Meath, A82 V8V0

 1249.00 sq ft

 4 Bedrooms

 2 Bathrooms

The property is also within easy reach of Dublin via the M3 motorway at junction 10 which is just a minutes' drive from the house and journey times to M50 is approximately a 30-minute trip.

Accommodation includes Entrance Hall with porch, Kitchen & Dining room, 4 Double Bedrooms, Ensuite & Family Bathroom.

This superb property is sure to attract a lot of interest and early viewing is advised.

## ACCOMMODATION

### Entrance Hall

12'5" x 3'7"  
With wooden flooring.

### Kitchen / Living Room

19'8" x 18'8"  
With Tiled flooring, built in wall and floor units, oven/hob, extractor fan and open fire with feature fireplace.

### Bedroom 1

13'5" x 11'5"  
With carpet.

### Ensuite

9'6" x 4'4"  
With tiled flooring, partially tiled walls, w.c, w.h.b and shower.

### Bedroom 2

15'8" x 14'5"  
With wooden flooring.

### Bedroom 3

15'5" x 14'1"  
With wooden flooring.

### Bedroom 4

11'5" x 14'5"  
With carpet.

### Bathroom

5'10" x 11'1"  
With lino flooring, w.h.c, w.c and bath.

## FEATURES

- Oil fired central heating
- Septic tank
- Mains water
- Fully landscaped gardens
- Stone driveway
- Mature hedgerow
- Close to Kells Town
- 10 minutes to Navan
- Double glazed windows
- Close to M3

## FIXTURES & FITTINGS

All flooring, curtains, curtains extractor fan are included in the sale.

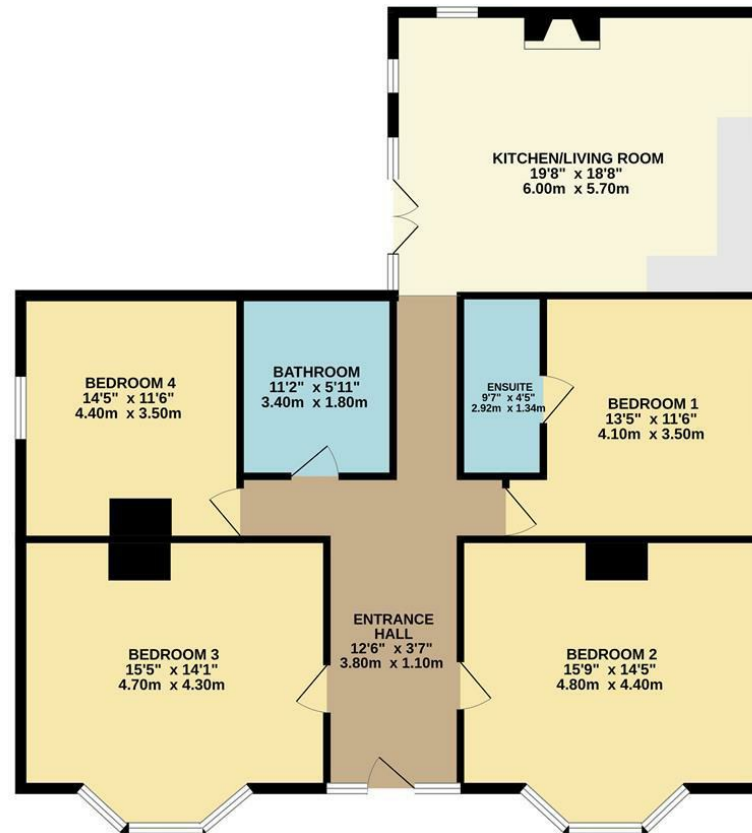
## DIRECTIONS

From Dublin Take the M3 Motorway exit at junction ten and continue to the second round about turn right towards Navan and the bungalow is located 150 yards then on the right-hand side identified by our for-sale sign.



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 1249sq.ft. (116.0 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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