

Whites Cottage is a charming and energy-efficient detached bungalow set on a generous 0.7-acre site in a scenic location close to Nobber and Drumconrath.



Whites Cottage, Possextown, Nobber, Co. Meath A82 FR82



1884.00 sq ft



3



2

INTRODUCTION

This attractive home has been extensively upgraded in recent years to achieve a B2 BER rating, including the installation of solar panels.

The property offers bright and spacious living accommodation extending to approximately 1,884 sq. ft., comprising an entrance hall, a comfortable lounge, a well-appointed kitchen/dining area, three bedrooms, a large family bathroom, and a utility room.

A staircase leads to the attic, which features two useful storage rooms with Velux windows.

The property enjoys a picturesque setting within a 20-minute drive of Navan and Kells, making it ideal for families or commuters seeking a blend of countryside living and convenience.

There are also a number of storage sheds on-site, providing excellent additional storage space.

****Additionally, a further 0.5-acre parcel of land located directly across from the property is available by separate negotiation — An excellent opportunity for those needing more space for gardening, animals, or other uses. Early viewing is highly recommended.****

FIXTURES & FITTINGS

All flooring, light fittings, oven hob, range fridge freezer and dishwasher are included in the sale.

FEATURES

- Oil fired central heating
- Mature grounds
- On site of c0.7 acre
- Well Insulated
- Good condition throughout
- Easily accessible location
- Large workshop
- Garage

ACCOMMODATION

Entrance Porch

4'11" x 3'1"

With tiled flooring and sliding door to front.

Lounge

16'8" x 10'2"

With wooden flooring, open fire with feature wooden fireplace.







Kitchen

23'7" x 14'9"

With wooden flooring, built in wooden wall to floor units, tiled splashback, stainless-steel sink and Velux window.

Utility Room

7'6" x 6'2"

Hallway

With wooden flooring.

Bedroom 1

14'1" x 11'1"

With wooden flooring and built in wardrobe.

Ensuite

7'2" x 6'6"

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

Bedroom 2

16'4" x 10'9"

With wooden flooring and built in wardrobe.

Bedroom 3

12'1" x 8'2"

With wooden flooring and built in wardrobe.

Bathroom

11'5" x 7'2"

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

Attic 1

20'11" x 11'5"

With carpet and Velux window.

Attic 2

16'0" x 11'5"

With carpet and Velux window.

DIRECTIONS

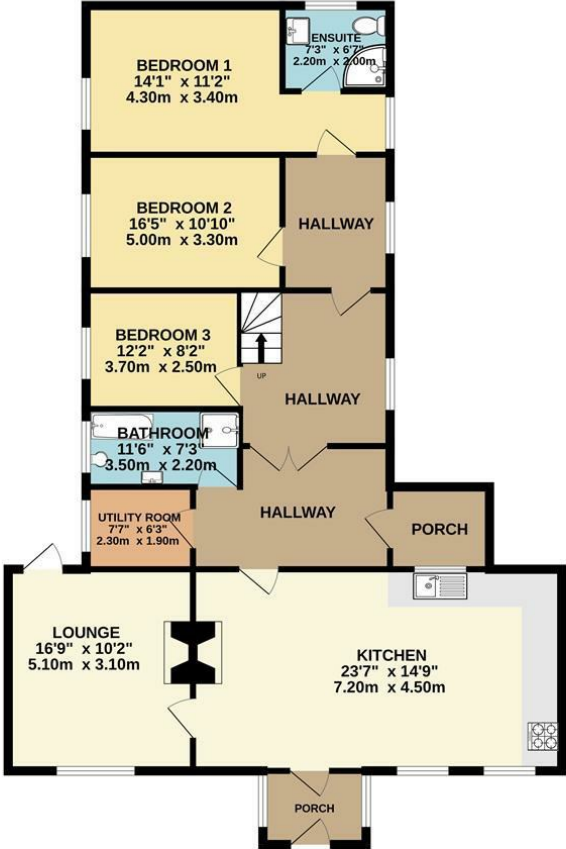
EIRCODE: A82 ER82





FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1884sq.ft (175.0 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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