










A superb 4 bedroom detached dormer residence extending to c. 107 sq.m. This property is nicely positioned to the front of the development in a nice cul de sac location.



# 11 Dun An Samhradh, Kentstown, Co. Meath, C15 V0C6

 1152.00 sq ft

 4 Bedrooms

 2 Bathrooms

## INTRODUCTION

The residence offers a very attractive façade finish with stone and white windows with a walled in front driveway which is finished with attractive paving and low landscaping. The property offers a low maintenance south facing garden and there is a spacious shed to the rear.

Internally this property is very well presented. The kitchen has been upgraded and the kitchen with open plan to the Lounge maximises space and light in this home. It offers 3 bedrooms on the ground floor and a large ensuite bedroom on the first floor.

Excellent located in Kentstown Village with easy access to the M3 and M2 road networks. The school, church, convenience store, public house are all adjacent to the property. Ashbourne, Slane, Duleek and Drogheda are all within close driving distance.

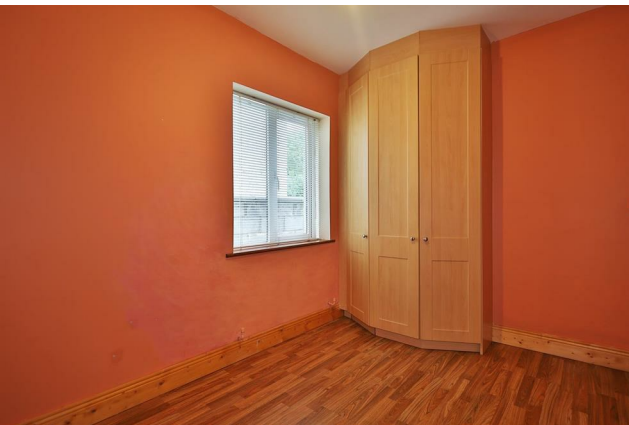
Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, 4 Bedrooms, (Main ensuite) and Bathroom.

## FEATURES

- Detached dormer residence
- Ample bedroom accommodation on ground floor
- Spacious open plan living accommodation
- Upgraded kitchen
- Paved driveway
- Private rear garden with paved & decked areas
- South facing rear garden
- Front row location
- Garden shed
- Electric storage heating
- PVC double glazed windows
- PVC fascia and soffit







### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, integrated dishwasher, fridge freezer, washing machine and feature electric fire are included in the sale.



## ACCOMMODATION

### Entrance Hall

21'9" x 6'4"

With hardwood front door with glass side panels, tiled flooring, coving and centre piece.

### Lounge

13'10" x 9'4"

With wooden flooring, feature red brick fireplace with electric insert, coving, centrepiece and open to Kitchen / Dining.

### Kitchen/Dining Room

15'8" x 9'10"

With tiled flooring, modern built in wall and floor units, stainless steel sink, oven, hob, extractor fan, splashback tiling, fridge freezer, integrated dishwasher, washing machine and patio doors to the rear garden.

### Bedroom 1

20'8" x 9'7"

With wooden and built in wardrobes.

### Ensuite

6'9" x 6'7"

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

### Bedroom 2

11'4" x 9'4"

With wooden flooring and built in wardrobes.

### Bedroom 3

11'1" x 7'4"

With wooden flooring and built in wardrobes.

### Bedroom 4

12'7" x 7'5"

With wooden flooring.

### Bathroom

8'6" x 5'0"

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

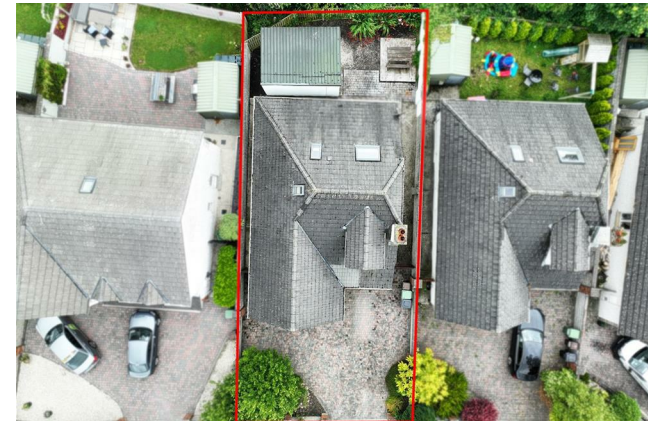
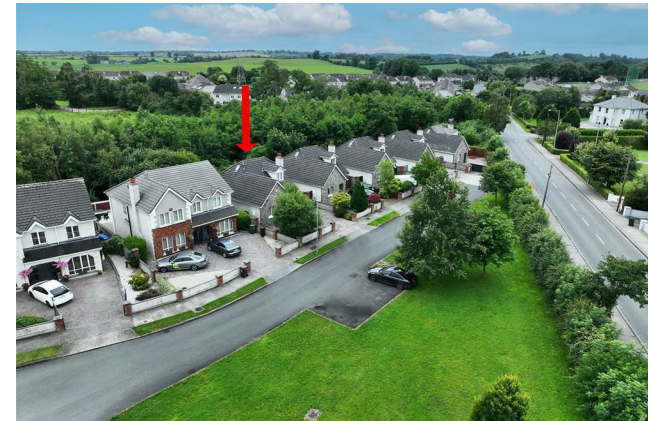
### Shed

13'10" x 9'9"

With PVC door and electricity supply.

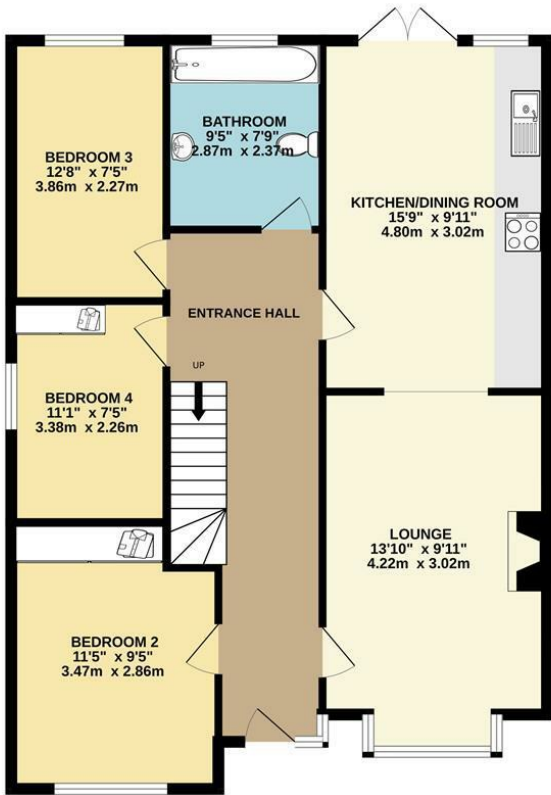
## DIRECTIONS

EIRCODE: C15 V0C6

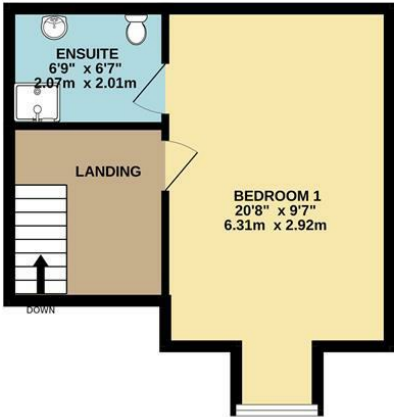


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1152sq.ft. (107.0 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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