








A large 3 bedroom semi-detached residence located on the fringes of Kells Town Centre. This elegant property is presented in superb condition throughout and has recently been refurbished to an excellent standard.

31 Ard na Greine, Cavan Road, Kells, Co. Meath A82 W9T0

 1033.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

The property boasts many features such as bright & spacious living accommodation, fully fitted kitchen, private rear garden with side access and large storage shed.

The property is walking distance to all the amenities in Kells and a 2 minute drive to the M3 Motorway.

Accommodation includes Entrance Hall, Lounge, Kitchen, Living/ Dining Room, 3 Bedrooms, and family Bathroom.

ACCOMMODATION

Entrance Hall

18'0" x 5'10"

With tiled flooring, coving, and PVC front door with glass panel inserts.

Lounge

14'7" x 10'2"

With wooden flooring, coving and feature fireplace with granite hearth.

Living / Diningroom

16'4" x 11'10"

With wooden flooring, coving, feature fireplace with granite hearth and French doors to rear.

Kitchen

14'7" x 8'0"

With tiled flooring and tiled splashback, coving, built in wall to floor units, oven, hob extractor fan and stainless steel sink.

Landing

With carpet flooring.

Bedroom 1

10'4" x 9'1"

With wooden flooring and storage closet.

Bedroom 2

10'8" x 10'6"

With wooden flooring.

Bedroom 3

10'0" x 8'1"

With wooden flooring.

Bathroom

6'6" x 5'6"

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

FIXTURES & FITTINGS

All flooring and light fittings, oven and dishwasher are included in the sale.

FEATURES

- Excellent condition throughout
- In move in condition
- Oil central heating
- 3 zone heating system with wifi access controls
- Cavity wall insulation
- Attic insulation
- Double glazed windows
- B3 energy rating which is applicable for the green rate mortgage
- Walled in rear garden with concrete shed

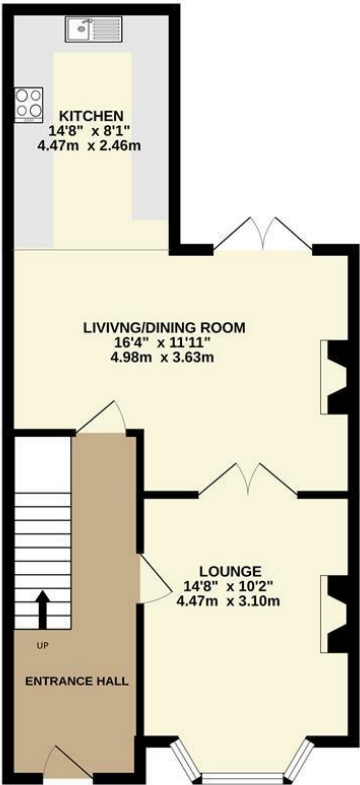
DIRECTIONS

EIRCODE: A82 W9T0

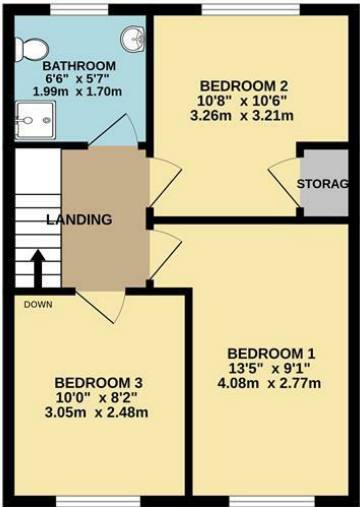


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1033sq.ft. (96.0 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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