







Raymond Potterton Auctioneers are delighted to present this outstanding B3 Rated four-bedroom property to the market in the ever-popular Allentown area, within easy reach of Navan, Kells, and Athboy.





# Allenstown, Kells, Co. Meath A82 H5H6



1776.00 sq ft



4



2

## INTRODUCTION

This superb home comes to the market in turnkey condition following a complete renovation in recent years, including new windows, doors, solar panels, and a high-efficiency oil boiler.

It is immediately evident upon entering the property that it enjoys an abundance of natural light. The bright lounge features a stylish electric fire, while the open-plan kitchen, dining, and living area — carefully designed as the heart of the home — blends style and functionality.

The accommodation is completed by a large utility room, guest W.C., spacious family bathroom, and four generous bedrooms, including provision for an en-suite in the main bedroom.

Highlights include a central island, stunning quartz worktops, generous dining space, and a cosy living zone enhanced by a wood-burning stove connected to a back boiler.

Just off the kitchen is a versatile playroom/office, providing an excellent space for children or for those working from home. A sliding patio door leads from the dining area to a beautiful rear granite patio.

The house sits on a generous site enhanced by a striking curved tarmac driveway with granite kerbs, creating an impressive approach.

The property benefits from two separate entrances and a large garage/workshop. To the left of the garage, there is potential for a site or additional yard space. Additional features include a fully upgraded well water treatment system and softener, high-quality sockets and fittings throughout, and electric entrance gates.

The location of this property is second to none, being within easy reach of the M3 Motorway and only a short drive to the popular towns of Kells and Navan, both offering an excellent selection of shops, restaurants, cafés, and services.







The surrounding area boasts an abundance of schools, sports clubs, and leisure facilities, all within minutes of the property. Scenic countryside walks, golf courses, and a strong local community further enhance the appeal, making this an ideal home for families, commuters, or those seeking a peaceful yet connected lifestyle.

## ACCOMMODATION

### Entrance Hall

12'5" x 14'6"

With wooden flooring.

### Lounge

11'10" x 15'4"

With wooden flooring.

### Kitchen / Dining / Living

27'0" x 27'2"

With tiled flooring, built in wall and floor units, oven/hob, fridge/freezer, extractor fan, dishwasher and insert stove.

### Utility Room

6'2" x 15'6"

With tiled flooring and built in wall and floor units.

### Guest w.c.

3'4" x 4'8"

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

### Playroom / Study

8'11" x 14'6"

With wooden flooring.

### Bedroom 1

11'10" x 13'6"

With wooden flooring.

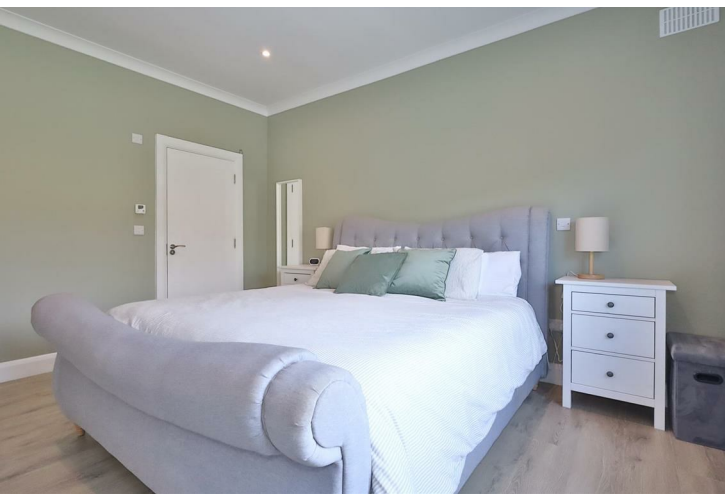
### Walk in Wardrobe

8'2" x 6'7"

### Bedroom 2

10'2" x 13'6"

With wooden flooring and built in wardrobes.







### Bedroom 3

9'10" x 10'6"

With wooden flooring.

### Bedroom 4

8'11" x 9'10"

With wooden flooring and built in wardrobes.

### Bathroom

9'8" x 12'7"

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



### FIXTURES & FITTINGS

Back boiler stove, electric fireplace, all blinds, most light fittings, extractor fan in kitchen, fitted wardrobes, and radiator covers are included in the sale.



### FEATURES

- Fully renovated in recent years
- Solar panels & high-efficiency oil boiler
- Open-plan kitchen/living/dining with quartz worktops & island
- Playroom/office – ideal for children or working from home
- Wood-burning stove with back boiler
- Sliding patio door to granite patio
- Curved tarmac driveway with granite kerbs
- Large garage/workshop with separate entrance
- Landscaped gardens front & rear
- Potential site/yard space beside garage
- Fully upgraded well water treatment system & softener
- Electric entrance gates
- BER B3 – suitable for Green Rate Mortgage



### DIRECTIONS

EIRCODE: A82 H5H6

















FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1776sq. ft. (165.0 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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