








New to the market is a superb 4-Bedroom semi-detached residence extending to c. 1,195 sq.ft. Set in a quiet cul-de-sac within this popular development, the property has been tastefully upgraded and maintained to a show-house standard by its current owners.

16 Churchfields, Kentstown, Co. Meath, C15 D9V6

 1195.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

The centrepiece of the home is the newly upgraded Ornan kitchen featuring bespoke cabinetry, granite worktops, a large central island, high-quality appliances and elegant finishes.

The kitchen opens directly onto a beautifully landscaped rear garden designed for low maintenance with artificial grass, a superb patio area for outdoor entertaining, and a generous garden office / storage shed providing excellent flexibility for work or leisure.

The lounge is bright and stylish with feature fireplace, while the bedrooms are all finished to a very high standard with built-in storage and modern finishes. The bathrooms are tiled and presented immaculately.

16 Churchfields enjoys a superb setting in the heart of Kentstown Village, a highly regarded residential area just 10 minutes from Navan and within easy reach of Ashbourne, Slane, Duleek and Drogheda.

The property benefits from excellent connectivity with both the M3 and M2 motorways close by, making Dublin City and Airport easily accessible.

The village itself offers a host of amenities within walking distance including a primary school, church, convenience store and public house, all just a short stroll from the property. A regular bus service to Dublin and surrounding towns further enhances the convenience of this location.

This is a true turnkey home — ideal for families or first-time buyers seeking quality, space and convenience.

With a spacious layout, superb natural light, and front aspect overlooking a green this property is sure to attract a lot of interest

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





FIXTURES & FITTINGS

All flooring, curtain poles, blinds, light fittings, fitted kitchen bench with drawers (table and seat not included), oven, hob, extractor fan, dishwasher, bespoke unit in the hall, shelves in the bedroom and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

4.98 x 2.01

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

Lounge

4.98 x 3.71

With wooden flooring, wooden feature fireplace with open fire and tiled hearth, TV point and coving.

Kitchen / Dining Room

5.79 x 4.22

With wood affect tiled flooring, built in wall to floor units with granite worktop, island unit with granite worktop, integrated dishwasher, integrated washing machine, eye level oven, electric hob, extractor fan and built in microwave.

W.C.

2.97 x 0.60

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

Landing

With carpet and hotpress.

Bedroom 1

3.7 x 3.59

With carpet and built in wardrobes.

Ensuite

2.08 x 0.76

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

Bedroom 2

3.29 x 3.24

With carpet.

Bedroom 3

3.2 x 2.47

With carpet and built in wardrobes.

Bedroom 4

2.54 x 2.28

With carpet and built in wardrobes.

Bathroom

2.1 x 1.6

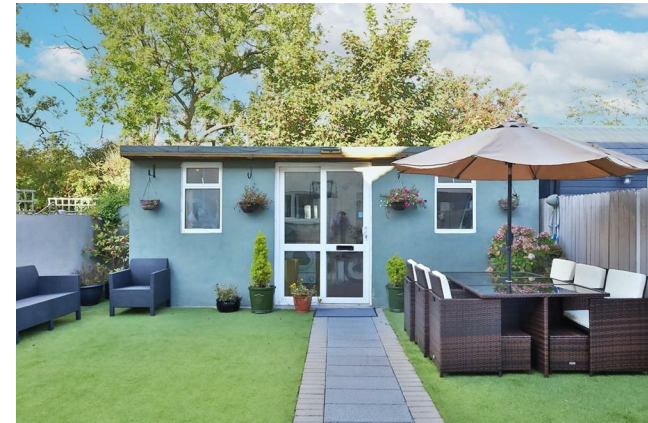
With tiled flooring, partially tiled walls, w.h.b and w.c.

FEATURES

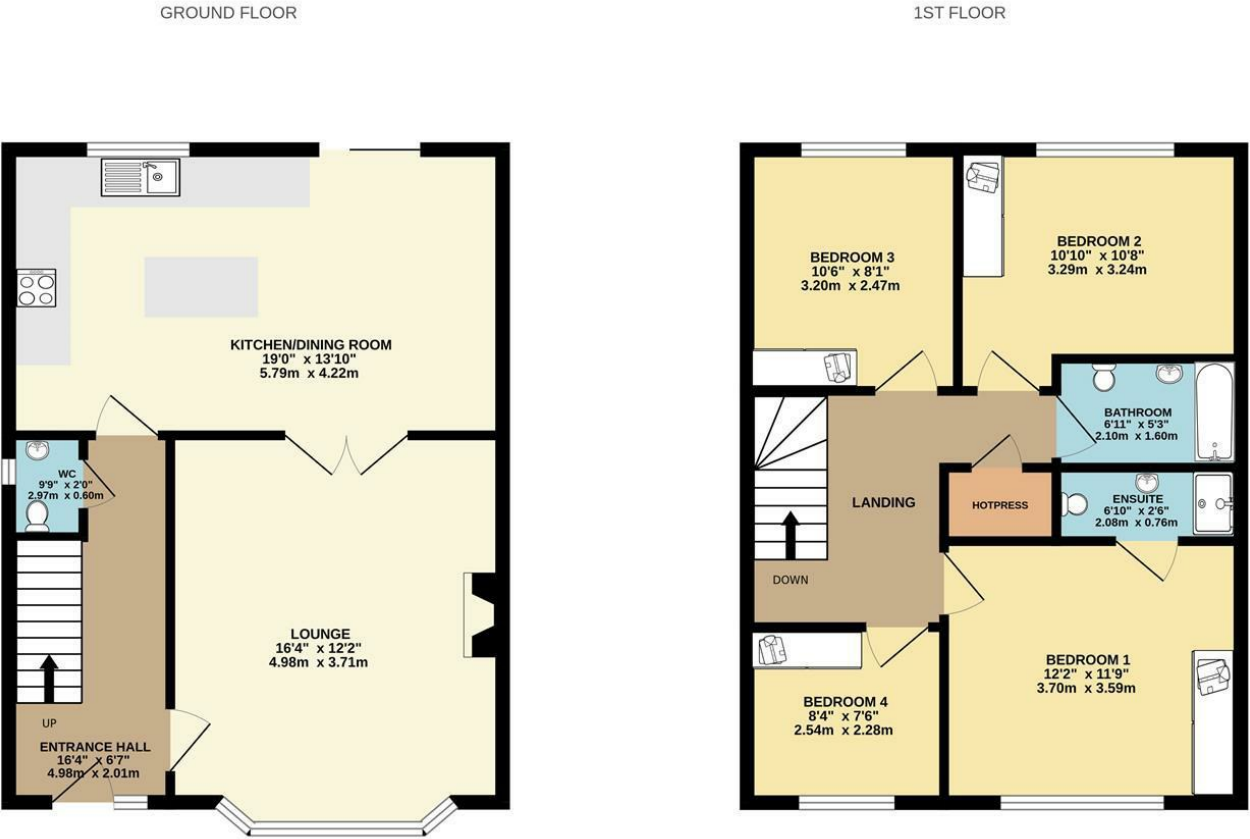
- Lovely cul-de-sac setting within popular development
- Overlooking a green to the front
- Newly upgraded modern kitchen by ornan with high-quality finishes
- Spacious interiors with contemporary décor throughout
- Cobblelock driveway and brick piers
- Beautiful low-maintenance landscaped gardens with artificial grass
- Stunning patio ideal for entertaining
- Large garden office / storage shed
- Oil fired central heating
- PVC double glazed windows
- PVC fascia and soffit
- Presented in turnkey, show-house condition

DIRECTIONS

EIRCODE: C15 D9V6



FLOOR PLAN



TOTAL FLOOR AREA : 1195sq.ft. (111.0 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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0469027666

Watergate Street Navan Co. Meath C15 PT8X

raymondpotterton.com

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