



  
Raymond  
Potterton

Kinmara, Martry, Kells, Co. Meath A82 E0X4  
Asking Price €450,000

BER C3



An exceptional country residence set on approximately 0.6 acres, ideally located just off the old N3 in the sought-after area of Martry. Nestled in a tranquil countryside setting, the property offers easy access to both Navan and Kells towns, as well as the M3 Motorway.



# Kinmara, Martry, Kells, Co. Meath A82 E0X4



1506.00 sq ft



4



2

## INTRODUCTION

This magnificent property of 140 sq.m is in excellent condition throughout having been meticulously maintained by its current owner.

This family home has been constructed with the best quality building materials and features high levels of insulation and all modern services were installed.

Accommodation includes entrance hall, lounge, kitchen/dining room four double bedrooms with master ensuite and family bathroom.

The grounds are well maintained with extensive lawns and specimen shrubs providing all year-round colour and interest. There is a garage to the side of the home also.

The property is ideally located in an area which is serviced by a host of local amenities including shops, restaurants, schools, excellent fishing locations and the famous Headfort golf course is also on your doorstep providing two of the best parkland golf courses in Ireland. The property is also within easy reach of Dublin via the M3 motorway and journey times to the M50 is approximately 30 minutes

## FEATURES

- Stunning property
- Mature Private Site of c. 0.6 acres
- Bright & Spacious Living Accommodation of c. 140 sq.m
- Turnkey condition
- Great location
- Close to M3 motorway
- Patio area
- Oil fired central heating
- Well water & septic tank







## FIXTURES & FITTINGS

All flooring blinds, curtains, light fittings, oven, hob, and stove are included in the sale.

## ACCOMMODATION

### Entrance Hall

9'10" x 6'8"

With tiled flooring, coving and composite wooden front door.

### Lounge

14'11" x 13'4"

With wooden flooring, coving, open fire with feature wooden fireplace.

### Kitchen/Dining Room

15'11" x 13'4"

With tiled flooring, built in wall to floor units, built in kitchen island, oven, electric hob, extractor fan, fridge freezer and stainless steel sink.

### Sunroom

15'7" x 12'7"

With wooden flooring, wooden ceiling panelling, 2x Velux windows and double doors to rear.

### Hallway

21'10" x 3'6"

With wooden flooring and coving.

### Bedroom 1

26'2" x 9'11"

With wooden flooring and built in wardrobe.

### Ensuite

8'3" x 2'6"

With tiled flooring, partially tiled walls, electric shower, w.h.b & w.c.

### Bedroom 2

11'9" x 9'9"

With wooden flooring.

### Bedroom 3

10'5" x 9'10"

With wooden flooring.

### Bedroom 4

9'9" x 9'7"

With wooden flooring.

### Bathroom

9'7" x 7'4"

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

## DIRECTIONS

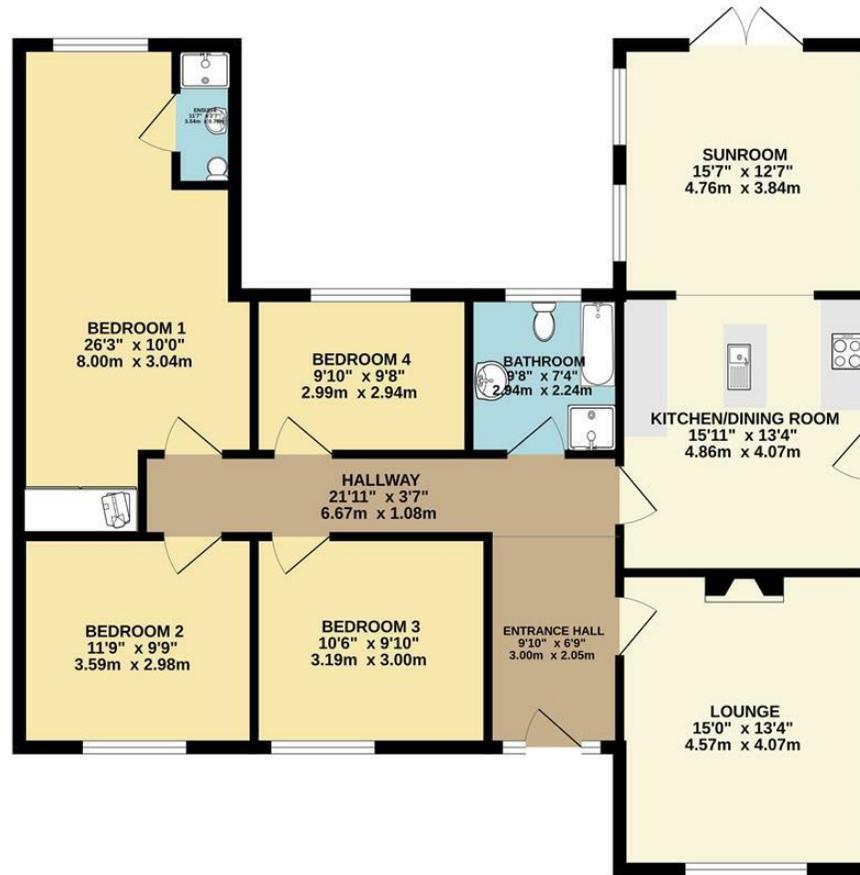
EIRCODE: A82E0X4





# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA : 1507sq. ft. (140.0 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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