







This is a most impressive five bedroom detached residence extending to c.257 sq.m on a very impressive site of 0.6 acres.

Originally a traditional two storey farmhouse style property this residence was cleverly extended and now offers a large detached residence with many of the rooms with dual and triple aspects allowing loads of light into the fine home.







# Pottlebane, Carnaross, Kells, Co. Meath A82 HW54



2766.00 sq ft



5



3

## INTRODUCTION

This property is a fine family home offering an abundance of living space with two large reception rooms along with an office and a snug.

The Kitchen / Dining is the hearth of this home centred around a cosy oil fired Stanley cooker. Upstairs is home to 5 large double bedrooms.

Internally the property is presented in excellent condition and boasts many features such as wide entrance hall, solid wood kitchen, cosy Stanley cooker, solid fuel stove and most rooms offering dual aspect allowing in loads of light.

The property is excellently presented with an attractive low maintenance pebble dash exterior and white double glazed windows.

The house is positioned well on the site with dual entrances, there is a large tarmac driveway allowing access around the property, large detached garage with two roller doors and a private garden to the side which is bound by mature trees and hedges.

Excellently located 3kms from Carnaross Village and 8 kms Kells and M3.

Accommodation includes Entrance Hall, Kitchen / Dining, Living, Lounge, Office, Snug, Utility, Shower Room, 5 Bedrooms (Main Ensuite) and Bathroom. Garage.

## ACCOMMODATION

### Entrance Porch

1.6 x 1.35

With tiled flooring, PVC door, glass side panels and double doors with glass inserts to Hall.

### Entrance Hall

6.86 x 3.74

With tiled flooring, tongue and groove ceiling with recessed lights and wooden staircase.

### Lounge

5.02 x 4.84

Dual aspect room with carpet, feature hardwood fireplace with tiled insert and open fire.

### Sitting Room

6.93 x 3.98

Dual aspect with wooden flooring, brick fireplace with solid fuel stove.

### Kitchen / Dining

7.19 x 4.56

With vinyl flooring, built in solid wood wall and floor units with black worktop, splashback, oil fired black gloss Stanley stove with over mantle, Whirlpool American fridge, oven, hob, extractor fan integrated dishwasher, tongue and groove ceiling with recessed light and open plan to dining and space for living area.

### Office

2.3 x 2.04

Dual aspect with wooden flooring.







### Snug

2.64 x 2.31

With wooden flooring.

### Utility

3.09 x 1.61

With tiled flooring, built in wall and floor units, washing machine, tumble dryer and door to the rear.

### Shower Room

1.62 x 1.43

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

### Landing

With wooden flooring and hotpress.



### Bedroom 1

5.02 x 4.8

Dual aspect with carpet.

### Ensuite

1.92 x 1.59

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

### Walk in Wardrobe

2.61 x 2.1

With wooden flooring and hanging and shelf storage.



### Bedroom 4

3.77 x 2.86

With wooden flooring.

### Bedroom 5

3.91 x 2.84

Dual aspect with wooden flooring.

### Bathroom

3.48 x 1.6

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



### Inner Landing

With carpet.

### Bedroom 2

3.82 x 3.6

Triple aspect with wooden flooring.

### Bedroom 3

3.87 x 2.88

With wooden flooring.







### Garage

With dual roller doors.

### FEATURES

- Large detached residence
- Spacious living & bedroom accommodation
- Dual gated entrance
- Tarmac driveway
- Landscaped garden with mature trees
- Garden shed & polytunnel
- Patio area
- PVC double glazed windows
- PVC fascia and soffits
- Fully alarmed
- Detached garage

### OUTSIDE

- Private well
- Water treatment system
- Septic tank
- Oil fired central heating

### FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, fridge freezer, integrated dishwasher, Stanley oil fired stove, solid fuel stove, garden shed, polytunnel and water treatment system are included in the sale.

### DIRECTIONS

EIRCODE: A82 HW54















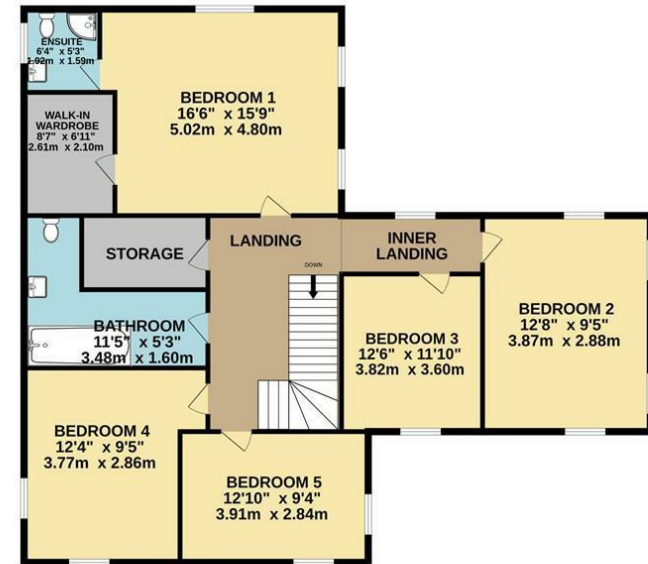


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2766sq.ft. (257.0 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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