





► Raymond Potterton & Co. are proud to present this stunning A-rated family home to the market.

This exceptional property has been expertly upgraded and finished to a very high standard throughout, both internally and externally.

12 The Green, Bracken Hill, Kilmessan, Co. Meath C15X3CX

 1324.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

The property is nicely situated within the development, overlooking a large green area to the front and not overlooked to the rear, offering an excellent level of privacy.

This true turnkey home features bright and spacious living accommodation throughout, along with modern garden sheds to the rear, suitable for a variety of uses.

The property would make an ideal home for first-time buyers, trade-up purchasers, and investors alike. Bracken Hill is excellently located in a sought-after residential area, within walking distance of Kilmessan Village and all local amenities.

The property is conveniently located approximately 25 minutes' drive from the M50.

Given the quality of finish and overall presentation, this property is sure to attract strong interest and early viewing is highly recommended.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Utility Room, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

FEATURES

- A-Rated Home
- Heat Pump
- Upgraded throughout
- Cobble-lock driveway
- Turnkey condition
- Approximately 25 minutes to the M50





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, radiator covers, appliances, and garden sheds are included in the sale.

ACCOMMODATION

Entrance Hall

14'11" x 6'7"

With wooden flooring, composite front door with glass panel inserts, wall panelling and radiator cover.

Lounge

16'5" x 11'3"

With wooden flooring, built in media unit with acoustic wall panelling and TV point.

Living / Dining Room

22'3" x 11'11"

With wooden flooring a French door to rear garden.

Kitchen

9'10" x 6'9"

With tiled flooring, wooden built-in wall to floor units, laminate worktop, splashback tiling, oven, hob, extractor fan and stainless steel sink.

Utility Room

6'4" x 4'5"

With tiled flooring and built in shelving.

Guest w.c.

5'10" x 5'2"

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

Landing

With carpet and hotpress.

Bedroom 1

12'2" x 11'3"

With wooden flooring, wall panelling and TV point.

Ensuite

6'1" x 5'10"

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

Walk in Wardrobe

5'1" x 4'9"

With wooden flooring.

Bedroom 2

12'4" x 9'10"

With wooden flooring and built in wardrobe.

Bedroom 3

9'6" x 9'1"

With wooden flooring.

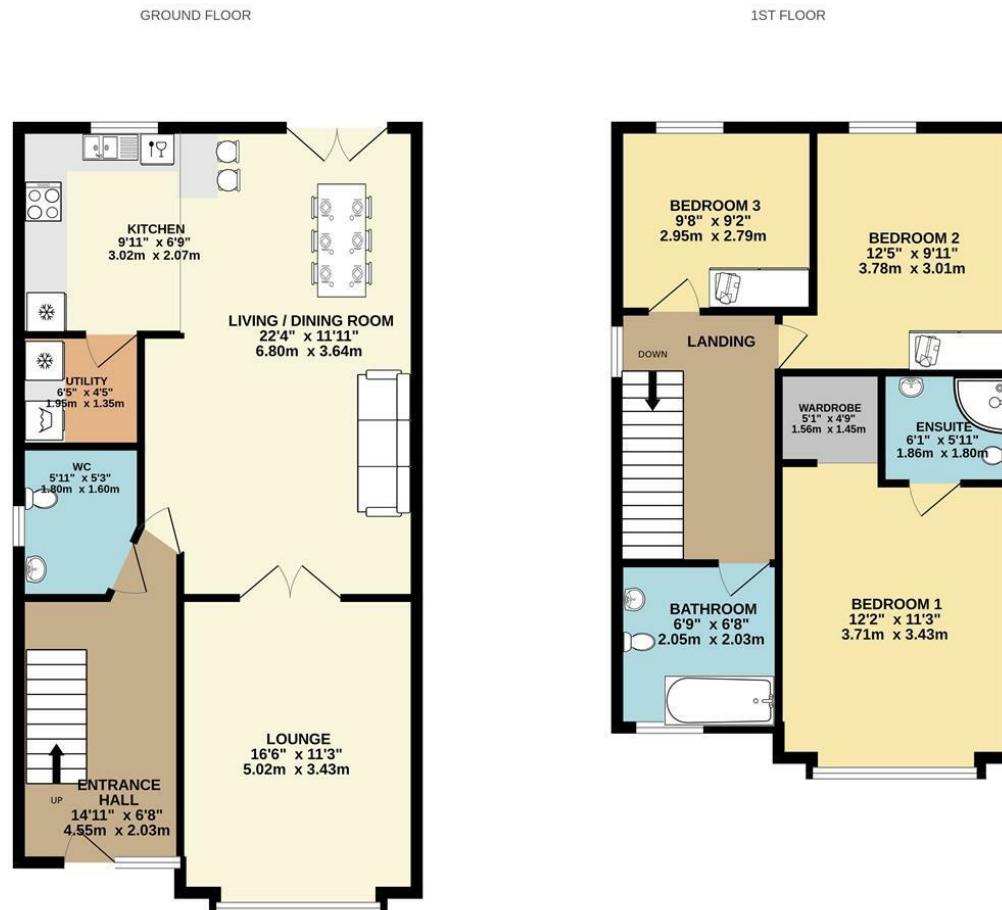
Bathroom

6'8" x 6'7"

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



FLOOR PLAN



TOTAL FLOOR AREA: 1324sq ft. (123.0 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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