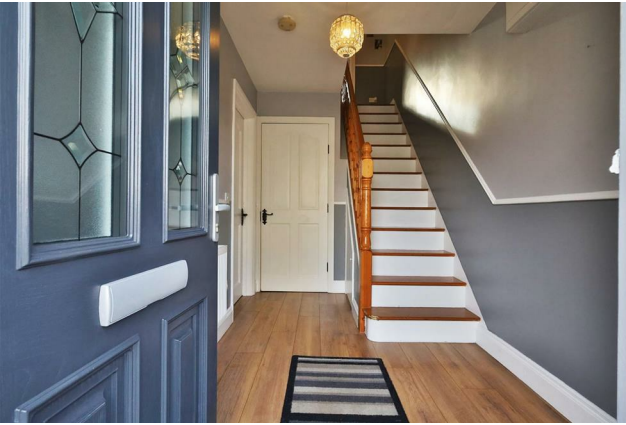





**Raymond
Potterton**

12 Cluain Beag, Nobber, Co. Meath, A82 P5P2


€235,000





A beautifully presented three-bedroom semi-detached residence extending to approximately 102 sq.m, ideally located within the highly desirable Cluain Beag development, just a short stroll from the picturesque village of Nobber.



12 Cluain Beag, Nobber, Co. Meath, A82 P5P2

 1100.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Externally, the property features an attractive façade and a well-maintained rear garden, complete with a substantial concrete-built shed, providing excellent storage or potential for a variety of uses.

At the heart of the home lies a bright and spacious open-plan Lounge/Dining room, thoughtfully designed to maximise natural light and create an ideal space for both everyday living and entertaining. This area flows seamlessly into the kitchen, which is further enhanced by the addition of a practical utility room to the rear.

The well-proportioned accommodation comprises a welcoming entrance hall, a comfortable lounge, and the impressive open-plan kitchen/dining space. Upstairs, there are three generously sized bedrooms, including a master bedroom with ensuite, along with a stylish family bathroom. A guest W.C. completes the ground floor.

Nobber offers a range of convenient local amenities, making it an ideal setting for family living. The village is home to both primary and secondary schools, including the recently renovated O'Carolan College, along with shops, cafés, and essential services. Its welcoming community and well-established facilities add to the overall appeal of this charming village.

FEATURES

- Presented in excellent condition throughout
- Newly fitted front door
- Landscaped rear garden with large shed
- Within walking distance of Nobber village
- Wide gated side access
- 2 parking spaces
- Peaceful setting
- Oil Fired Central heating
- Block shed 3.83m x 2.58m





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan and washing machine are included in the sale.



ACCOMMODATION

Entrance Hall

10'10" x 6'5"

With wooden flooring, composite front door with glass panel inserts, dado rail and understairs storage.

Lounge

16'2" x 11'8"

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

Kitchen/Dining Room

17'10" x 10'0"

With wooden flooring, cream built in wooden wall to floor units with wood effect worktop, high gloss splashback tiling, oven, hob, extractor fan, stainless steel sink. Open plan to lounge.

Utility Room

5'7" x 5'1"

With tiled flooring, built in countertop, washing machine, fitted for dryer and PVC door with glass panel inserts to rear garden.

Guest W.C.

6'5" x 4'5"

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

Landing

With wooden flooring and hotpress.

Bedroom 1

11'3" x 10'10"

With wooden flooring.

Ensuite

8'6" x 2'11"

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

Bedroom 2

12'2" x 8'8"

With wooden flooring.

Bedroom 3

8'10" x 8'1"

With wooden flooring.

Bathroom

6'9" x 6'5"

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

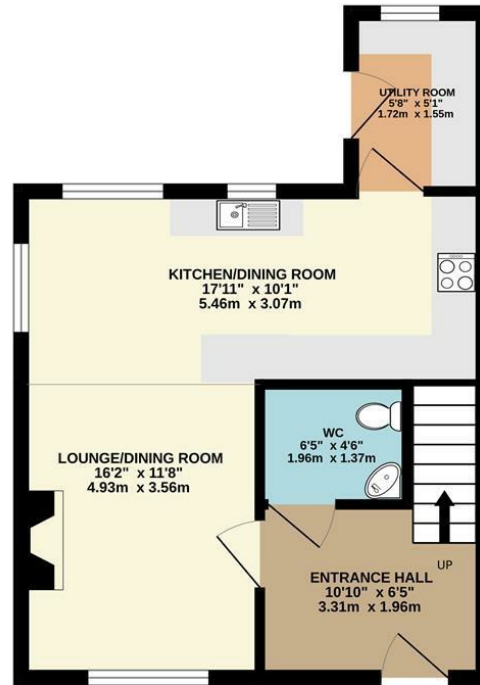
DIRECTIONS

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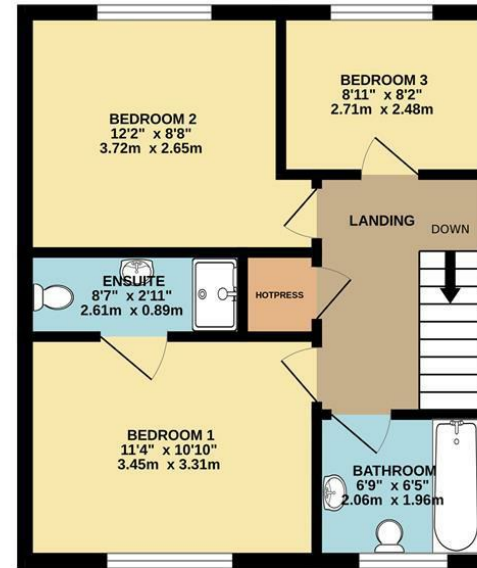


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1098sq.ft. (102.0 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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