



3 Cherry Hill Avenue, Kells, Co. Meath A82P5P1

€375,000

BER C1



Raymond
Potterton





Superb 4-bedroom semi-detached corner residence extending to approximately 122 sq.m. (1,313 sq.ft.), presented in exceptional condition throughout and located within the highly sought-after Cherry Hill development in Kells.



3 Cherry Hill Avenue, Kells, Co. Meath A82P5P1

 122.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This impressive family home has been extensively upgraded and modernised in recent years and offers bright, spacious accommodation finished to an excellent standard throughout.

Occupying a large corner site, Number 3 enjoys the benefit of vehicular access to the rear together with beautifully landscaped, maintenance-free front and rear gardens, creating an ideal setting for family living and outdoor entertaining. The property also benefits from a large detached shed/workshop providing excellent storage and workspace.

Internally, the property boasts a stunning contemporary kitchen fitted to a high standard, upgraded windows and doors, modern bathroom suites and stylish décor throughout. Every aspect of the home has been carefully maintained and enhanced, resulting in a turnkey property ready for immediate occupation.

Situated within walking distance of Kells Town Centre and all local amenities including schools, shops, cafés and sporting facilities, the property also enjoys easy access to the M3 motorway, making Dublin and surrounding areas easily accessible.

Accommodation includes Entrance Hall, Sitting Room, Open Plan Kitchen/Dining Area, Utility Room, Guest W.C., 4 Bedrooms (Master Ensuite) and Family Bathroom.

FEATURES

- Approx. 122 sq.m. (1,313 sq.ft.)
- Large corner site
- Vehicular access to rear
- Fully upgraded throughout
- Stunning contemporary fitted kitchen
- Large detached shed/workshop
- Fully landscaped maintenance-free gardens
- Upgraded windows and doors
- Spacious family accommodation
- Oil fired central heating
- Turnkey condition
- Walking distance to Kells Town Centre
- Excellent access to the M3 motorway





FIXTURES & FITTINGS

All curtains, blinds, flooring, light fittings, integrated and freestanding kitchen appliances, electric fire and the garden shed are included in the sale.

ACCOMODATION

Entrance Hall

15'7" x 6'9"

With vinyl flooring and composite front door with glass side panels.

Lounge

19'2" x 12'9"

With laminate flooring, feature fireplace with solid fuel stove and tiled hearth, TV point and bay window.

Kitchen/Dining Room

19'6" x 9'5"

With tiled flooring, built in wall to floor units, laminate worktop, splashback tiling, Kenwood range cooker, electric hob, extractor fan and stainless-steel sink.

Living Room

13'2" x 10'5"

With laminate flooring, French doors to rear garden and TV point.

Guest W.C.

4'8" x 2'6"

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

Landing

With vinyl flooring and hotpress.

Bedroom 1

17'10" x 9'6"

With laminate flooring, built in wardrobes and TV point.

Ensuite

7'4" x 4'9"

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

Bedroom 2

11'10" x 9'9"

With vinyl flooring and built in wardrobe.

Bedroom 3

9'8" x 7'6"

With laminate flooring and built in wardrobe.

Bedroom 4

8'10" x 8'2"

With vinyl flooring and built in wardrobe.

Bathroom

6'3" x 5'3"

With tiled flooring, fully tiled walls, walk in shower, w.h.b and w.c.

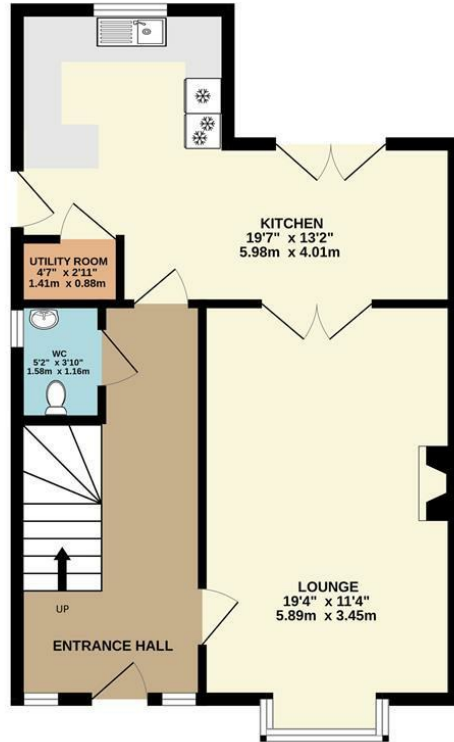
DIRECTIONS

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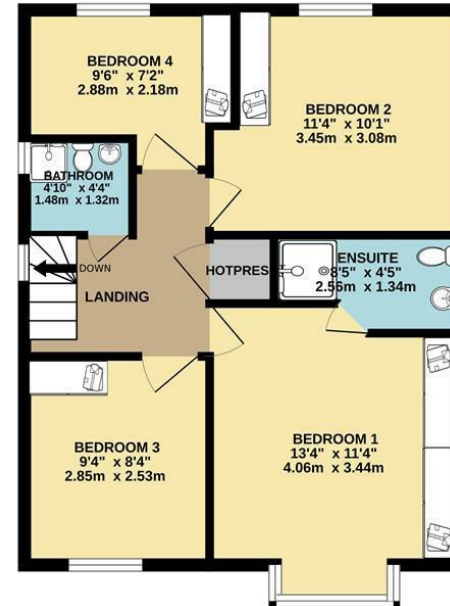


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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