



  
Raymond  
Potterton

Hartstown Clonmellon Co. Meath C15 A4Y7

€295,000


BER D1





An exceptional detached bungalow presented in excellent condition throughout, occupying a stunning elevated site of approximately 0.48 acres in a peaceful rural setting.



# Hartstown Clonmellon Co. Meath C15 A4Y7

 1076.00 sq ft

 3 Bedrooms

 1 Bathrooms

## INTRODUCTION

Nestled on a residential cul-de-sac just 2 kilometres from Clonmellon Village, this attractive residence offers an ideal blend of countryside tranquillity, privacy, and convenience.

Set amidst beautifully maintained grounds, the property enjoys an enviable position with mature boundaries, generous outdoor space, and picturesque views over the surrounding landscape.

A spacious driveway provides ample parking and access to a substantial detached garage, offering excellent versatility for storage, workshop space, or a range of recreational and practical uses.

The bright and well-proportioned accommodation extends to approximately 98 sq.m.

The layout briefly comprises a welcoming entrance hall, elegant lounge, comfortable living room, fitted kitchen, three generous bedrooms, and a family bathroom.

Large windows throughout maximise natural light, enhancing the warm and inviting atmosphere evident in every room.

The grounds surrounding the residence provide a wonderful opportunity for gardening enthusiasts, families, or those simply seeking space and privacy in a scenic countryside environment.

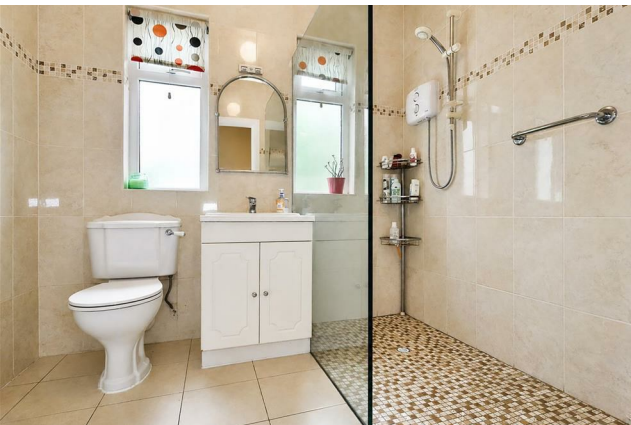
The elevated setting further enhances the property's appeal, creating a wonderful sense of openness while retaining a high degree of seclusion.

This superb turnkey home will appeal to a broad range of purchasers, including families, retirees, and those seeking a quality residence in a peaceful location without compromising on accessibility.

Ideally situated within easy reach of Clonmellon, Delvin, Athboy, Kells, and Mullingar, the property benefits from excellent connectivity to the wider region, while Dublin is readily accessible via the nearby M3 motorway network.

Early viewing is highly recommended.





### **FIXTURES & FITTINGS**

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



## ACCOMODATION

### Entrance Hall

With parquet flooring, PVC front door with glass side panels and ceiling coving and centrepiece.

### Lounge

16'6" x 11'0"

### Living Room

14'8" x 11'3"

With wooden flooring, built in storage, Hamco rang cooker and ceiling coving.

### Kitchen

10'3" x 10'2"

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

### Bedroom 1

15'6" x 10'5"

With wooden flooring and built in wardrobe.

### Bedroom 2

13'9" x 9'8"

With wooden flooring and built in wardrobe.

### Bedroom 3

10'3" x 9'9"

With wooden flooring and built in wardrobe.

### Bathroom

7'10" x 6'9"

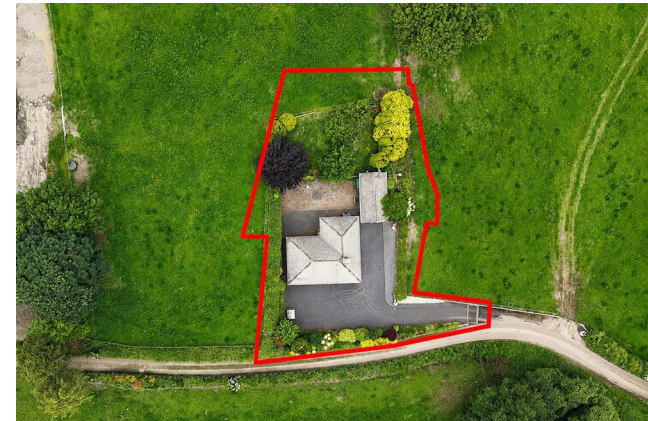
With tiled flooring, fully tiled walls, electric walk-in shower, w.h.b and w.c.

## FEATURES

- Presented in excellent condition throughout
- Elevated site extending to c. 0.48 acres
- Bright and spacious living accommodation
- Large, detached garage
- Mature gardens and landscaped grounds
- Oil-fired central heating
- Private well and septic tank
- Just 2 km from Clonmellon Village
- Peaceful countryside setting
- Easy access to Kells, Athboy and Delvin

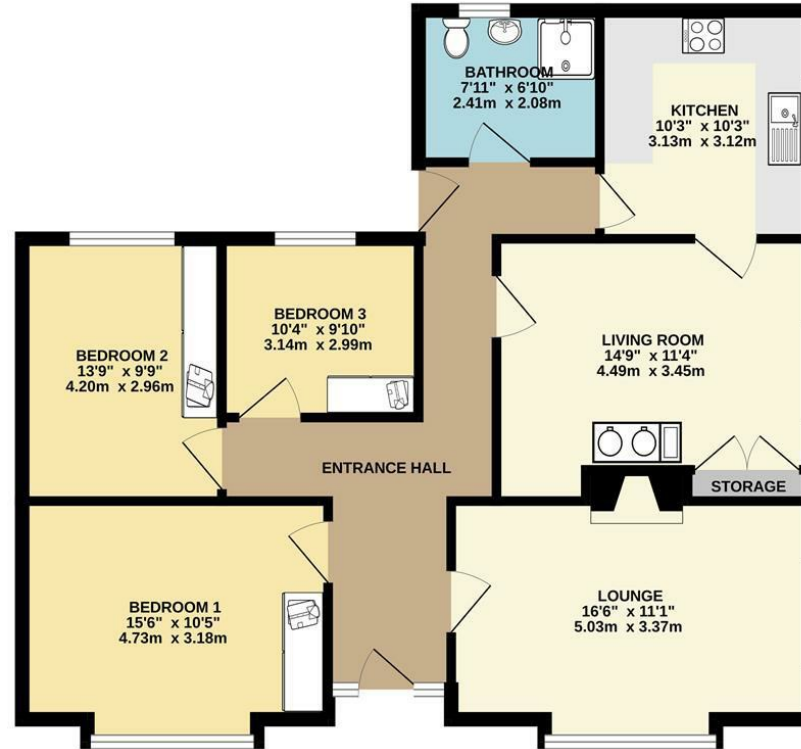
## DIRECTIONS

Eircode: C15 A4Y7



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 1055sq.ft. (98.0 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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