





An exceptional 3 bedroom semi-detached residence extending to c. 103sq.m. located in the mature development The Glebe in Kells walking distance from Kells Town.

59 The Glebe, Kells, Co. Meath A82 H9R6

 1108.00 sq ft

 3 Bedrooms

 3 Bathrooms

No 59 is nicely positioned in The Glebe in Kells overlooking an extensive green open space. This property is presented in exceptional condition and boosts spacious living and bedroom accommodation.

Internally the property boasts a modern interior design, featuring high quality finishes such as upgraded kitchen with Belfast sink, high-quality flooring, solid fuel stove and elegant coving.

Presented in turnkey condition the property offers spacious living and bedroom accommodation.

The front driveway provides plenty of space for parking. The back garden has a lovely sunny aspect and is fully landscaped.

Walking distance to all the amenities in Kells and only minutes drive to the M3. Excellent access to Dublin City & Airport via M3.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest w.c., 3 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Exceptional interior décor
- Upgraded kitchen
- Spacious accommodation
- Landscaped rear garden
- Gated side entrance
- Gas fired central heating (Calor Gas in the estate)
- Upgraded gas boiler
- Double glazed PVC windows
- PVC fascia and soffit





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

24'0" x 6'0"

With wooden flooring, hardwood door, with leaded glass inserts, coving, centrepiece and silver framed feature mirror.

Lounge

17'3" x 10'4"

With wooden flooring, feature hardwood fireplace with granite hearth, solid fuel stove, bay window, coving and centrepiece.

Kitchen / Diningroom

16'9" x 8'9"

With tiled flooring, upgraded built in wall and floor units, belfast sink, oven, hob, extractor fan, integrated dishwasher and fridge freezer. Open plan to Dining area with sliding doors to the rear garden.

Utility

7'6" x 4'10"

With tiled flooring, built-in wall to floor units and washing machine.

Guest w.c.

4'6" x 4'4"

With tiled flooring, feature wall with dado rail and wall paper, w.c. and w.h.b.

Landing

With carpet and hotpress.

Bedroom 1

14'11" x 7'11"

With carpet and built in wardrobes.

En-Suite

8'0" x 4'3"

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

Bedroom 2

10'9" x 8'10"

With carpet and built in wardrobes.

Bedroom 3

14'7" x 7'1"

With wooden flooring and built in wardrobes.

Bathroom

7'1" x 6'1"

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

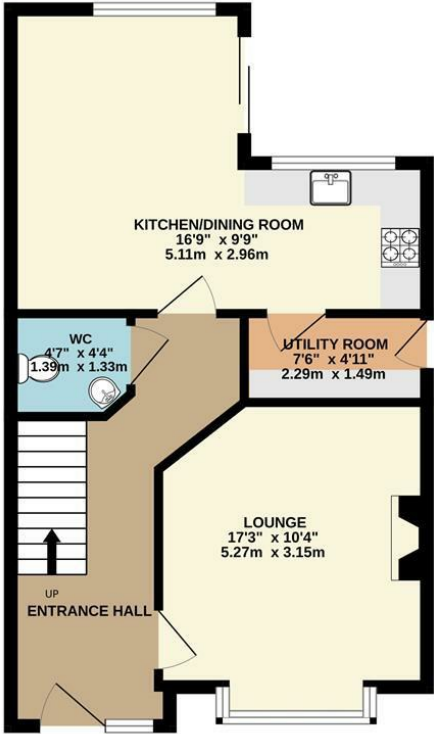
DIRECTIONS

EIRCODE: A82 H9R6

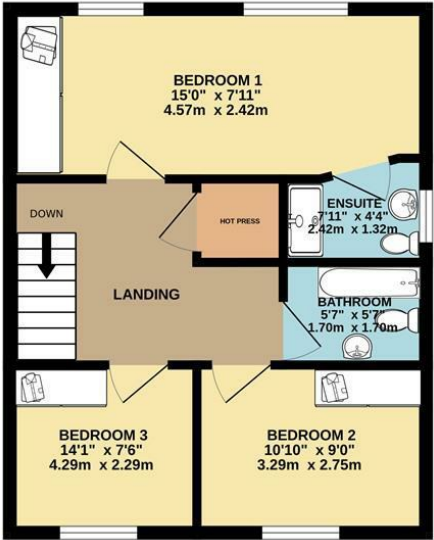


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1109sq.ft. (103.0 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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