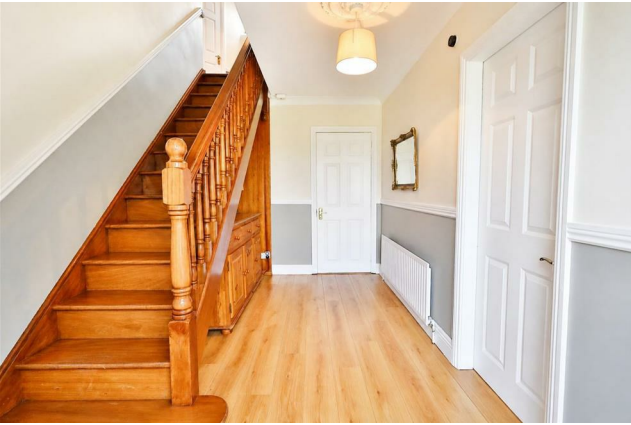






A superb four-bedroom detached residence presented in excellent condition and standing on a fantastic mature site at Kilmainham, Kells, Co. Meath.

Kilmainham, Kells, Co. Meath A82 R6D7

 1400.00 sq ft

 4 Bedrooms

 2 Bathrooms

INTRODUCTION

Peacefully situated along a quiet residential lane just off the old N3 Navan / Kells Road, the property offers spacious family accommodation in a private countryside setting, only minutes from Kells and close to Headfort Golf Club.

The residence has been carefully maintained and upgraded over the years.

Outside, an impressive gated entrance with stone boundary walls opens onto a sweeping tarmac driveway, extensive lawns, generous parking and a detached garage.

This is an excellent family home in a sought-after and highly convenient location, with easy access to the many amenities of Kells and the nearby M3 Motorway.

FEATURES

- Attractive four-bedroom detached residence
- Presented in excellent condition throughout
- mature and private site
- Peaceful setting along a quiet residential lane
- Impressive electric gated entrance with stone boundary walls
- Sweeping tarmac driveway
- Detached garage
- Oil-fired central heating
- Private septic tank
- Just off the old N3
- Within minutes of Kells
- Close to Headfort Golf Club
- Convenient access to the M3 motorway, Navan and Dublin





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, mahogany unit in the Sitting Room, TV unit, wardrobe, all furniture upstairs and cctv security system are included in the sale.



ACCOMMODATION

Entrance Hall

4.26 x 2.36

With wooden flooring.

Lounge

4.48 x 3.75

With wooden flooring and feature fireplace with solid fuel stove.

Kitchen / Dining

5.43 x 3.13

With tiled flooring, built in wall and floor units, oven, hob, extractor fan and dishwasher.

Utility Room

3.13 x 2.30

With tiled flooring and built in storage.

Guest w.c.

3.13 x 1.33

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

Landing

3.06 x 2.45

With wooden flooring.

Bedroom 1

4.26 x 2.97

With wooden flooring.

Bedroom 2

5.25 x 3.22

With wooden flooring.

Bedroom 3

3.60 x 2.97

With wooden flooring.

Bedroom 4

4.09 x 2.24

With wooden flooring.

Bathroom

1.95 x 1.93

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

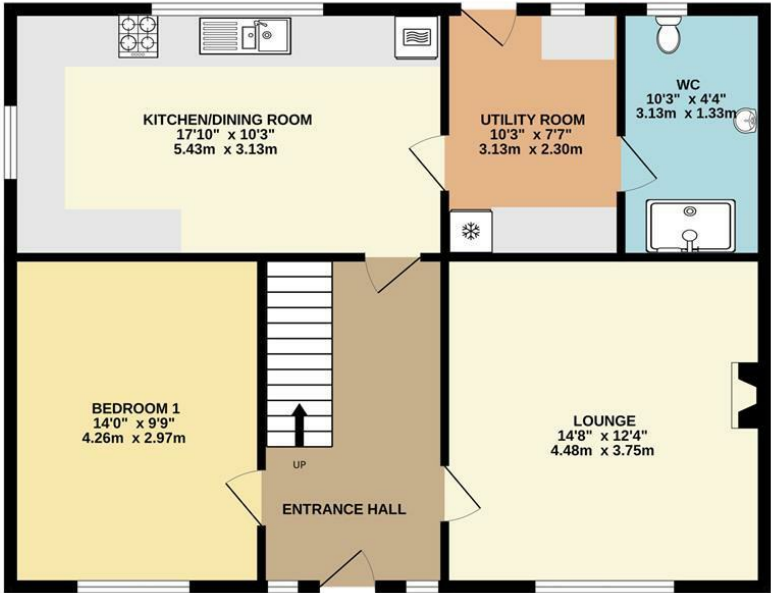
DIRECTIONS

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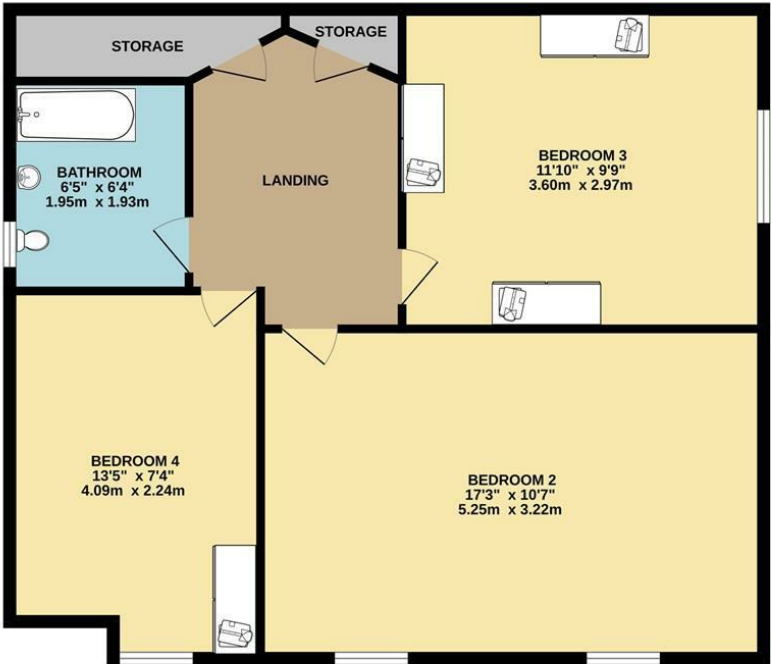


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1399sq.ft. (130.0 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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0469027666
Watergate Street Navan Co. Meath C15 PT8X
raymondpotterton.com

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