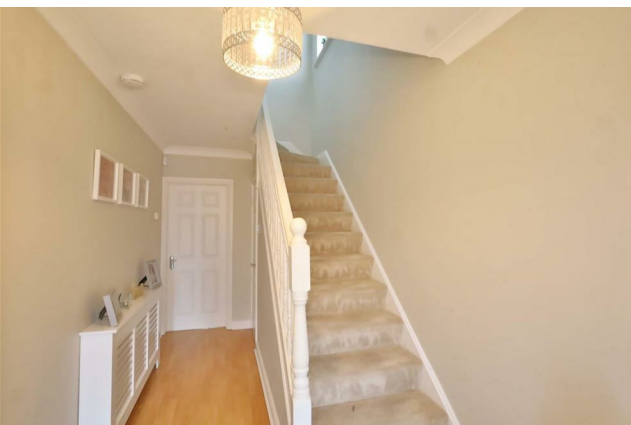






Superb 4 bedroom semi-detached residence located close to Kells Town Centre. This elegant and spacious property of c. 1350 sq. ft. is presented in great condition throughout and is ready to go.

1 Cherry Hill Grove Kells Co. Meath A82 Y8W6

 1350.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

The property boasts many features such as spacious living accommodation, fully fitted kitchen, front driveway and back garden with a large side access.

Number 1 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality and space on offer behind the door of this superb home.

Walking distance to all the amenities in Kells and a 2 minute drive to the M3 Motorway.

Cherry Hill is a mature and well-established residential development conveniently located close to Kells town centre.

The property is within easy reach of an excellent range of amenities, including schools, shops, supermarkets, cafés, sporting facilities and public transport services.

Kells is a thriving heritage town with excellent road connections via the M3 motorway, providing convenient access to Navan, Dublin and the wider region.

The N52 also offers direct links towards Dundalk and Mullingar, making Cherry Hill an attractive location for families and commuters alike.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Utility, 4 Spacious Bedrooms, Ensuite and Main Bathroom.

FEATURES

- Spacious accommodation
- Large rear garden
- Gated side entrance (Vehicular Access)
- Oil fired central heating
- Double glazed PVC windows
- Fibre broadband
- Sought after development
- Ready to go





FIXTURES & FITTINGS

All flooring, carpet, blinds, curtains, light fixtures & fittings, oven/hob and dishwasher are included in the sale.

ACCOMMODATION

Entrance Hall

4.82 x 2.05

With wooden flooring.

Lounge

5.91 x 4.00

With wooden flooring, stone feature wall and solid fuel stove with back boiler.

Kitchen / Dining Room

6.58 x 3.01

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

Utility Room

2.16 x 1.6

With tiled flooring.

Reception Room

4.09 x 3.17

With wooden flooring.

Landing

3.77 x 1.69

With carpet.

Bedroom 1

5.40 x 2.99

With carpet and built in wardrobes.

Ensuite

2.03 x 1.56

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

Bedroom 2

3.74 x 2.66

With wooden flooring and built in wardrobes.

Bedroom 3

2.93 x 2.28

With wooden flooring and built in wardrobes.

Bedroom 4

2.79 x 2.54

With wooden flooring and built in wardrobes.

Bathroom

1.96 x 1.76

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

DIRECTIONS

From Dublin travel along the M3 into Kells. Exit at Junction 10 onto R147 towards Kells. Continue straight through Kells on R147 and bear right onto Maudlin Road. Travel for 0.5kms and turn left into Cherryhill. Continue straight up to the T junction and take a left and then the next right and the property is located on the right hand side.

EIRCODE: A82 Y8W6



FLOOR PLAN



TOTAL FLOOR AREA: 1350sq.ft. (125.4 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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