





A superb country residence on c. 5 acre surrounded by beautifully landscaped and perfectly maintained private grounds.

Balreask Carlanstown Co. Meath A82 HR65

 1700.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

Very attractively located in pleasant countryside location walking distance to Carlanstown Village and just 4 km from Kells Town, and to Junction 11 M3 Motorway.

This magnificent property of 1700 sq. ft. is in showhouse condition throughout having been meticulously maintained by its current owners and fully renovated recently including new kitchens and bathrooms.

The also property benefits from a large garage suitable for car storage or workshop use.

The entire site is surrounded by mature hedging to the front providing complete privacy.

The property is ideally located near carlanstown village and the heritage town of Kells which is serviced by a whole host of local amenities including, shops restaurants schools, excellent fishing and the famous Head fort golf course providing two of the best parkland golf courses in Ireland.

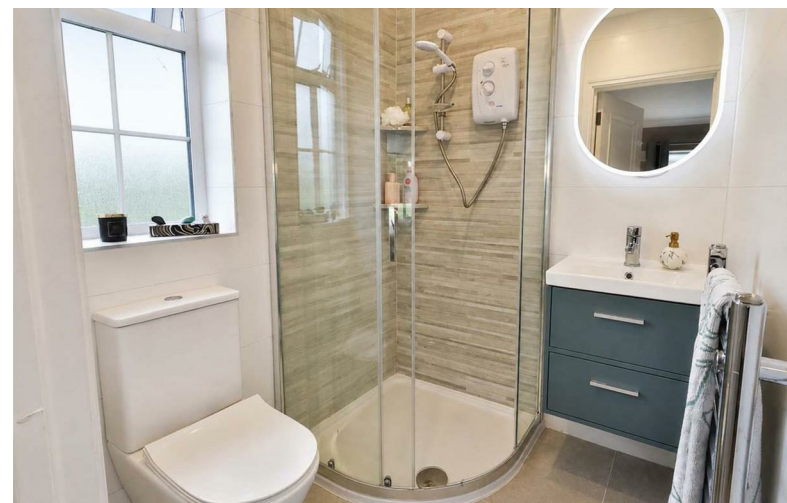
The property is also within easy reach of Dublin via the M3 motorway and journey times to M50 is approximately a 30-minute drive.

Accommodation briefly consists of a feature entrance hall, reception room, a stunning kitchen with ample wall and floor level units which is enhanced by a tiled floor, a large utility room, master bedroom with ensuite bathroom and family bathroom on ground floor

On the first floor, we have three large double bedrooms and bathroom

FEATURES

- Stunning property
- Mature Private Site of 0.5 Acres
- BER C1
- Bright & Spacious Living Accomodation of c.1700 sq ft
- Turnkey condtion
- Great location
- Close to M3 motorway
- Large Garage
- Beautiful manicured lawns & hedgerow





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven hob, dishwasher, fridge freezer, and stoves are included in the sale.

ACCOMMODATION

Entrance Hall

5 x 4.8

With tiled flooring, coving and centrepiece.

Lounge

4.8 x 4

With wooden flooring, coving and centrepiece.

Kitchen / Dining Room

6.3 x 3.7

With tiled flooring, feature sink, solid fuel stove, built in wall and floor units, integrated fridge freezer, oven, washing machine, hob and extractor fan.

Utility Room

2.6 x 2.2

With tiled flooring, built in wall and floor units, plumbed for washer dryer.

Bedroom 1

4 x 3.5

With wooden flooring, fitted wall to floor wardrobes. Ensuite off.

Ensuite

1.8 x 1.6

With tiled flooring and walls, W.H.B and W.C

Bathroom

3.4 x 2

With tiled flooring and walls, W.H.B, W.C, shower and bath.

Landing

With carpet.

Bedroom 2

5.6 x 3.7

With carpet, built in floor to ceiling wardrobes and Velux window.

Bedroom 3

4.5 x 3.2

With carpet and fitted wardrobes and Velux window.

Bedroom 4

3.7 x 3.7

With carpet.

Bathroom

2.4 x 1.4

With tiled flooring, W.H.B, W.C.

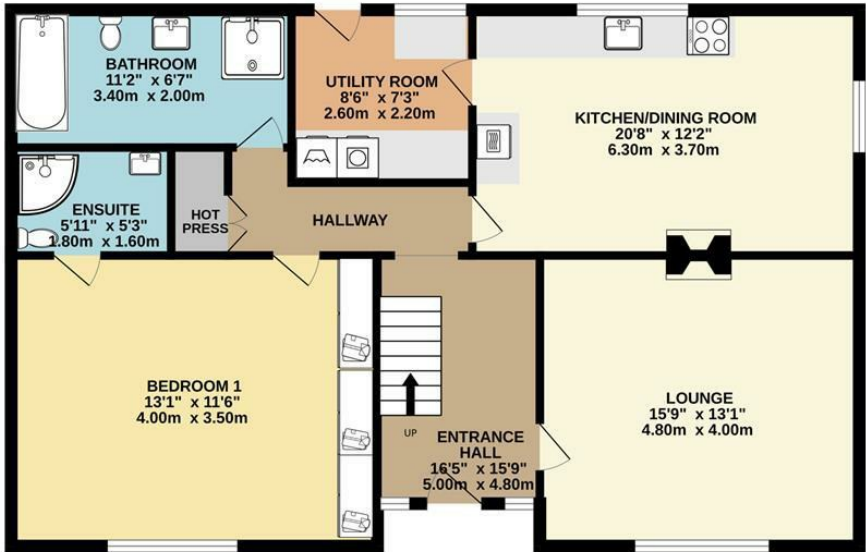
DIRECTIONS

EIRCODE: A82 HR65



FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1700sq.ft. (157.9 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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