

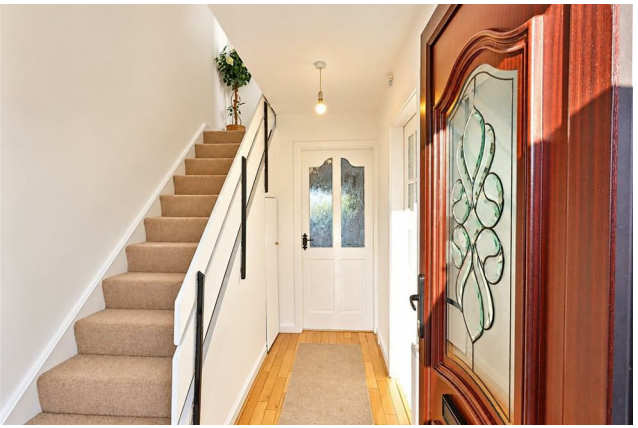
Raymond Potterton

13 Fr. McCullen Park Kells Co. Meath A82 A6D7

€239,950

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Raymond Potterton & Co. are delighted to present this three-bedroom semi-detached home overlooking a pleasant green area, conveniently located within walking distance of Kells town centre.

13 Fr. McCullen Park Kells Co. Meath A82 A6D7

807.00 sq ft | 3 Bedrooms | 1 Bathrooms

INTRODUCTION

Outside, the property benefits from ample parking to the front, together with a rear yard, storage shed and a private parking area to the rear also.

Situated in Father Mcullen Park, the property is close to a wide range of local amenities, including shops, restaurants and schools.

Leisure facilities in the surrounding area include fishing and Headfort Golf Club. The nearby M3 motorway provides convenient access to Dublin and the M50.

Accommodation is arranged over two floors and comprises an Entrance Porch, Entrance Hallway, Lounge, Kitchen, Bathroom and three spacious Bedrooms.

FEATURES

- Ready to go home
- Excellent location
- Property was upgraded with pumped insulation
- Oil heating
- Front and rear parking















FIXTURES & FITTINGS

All flooring, curtains, blinds, oven and hob are included in the sale.

ACCOMMODATION

Entrance Porch
With tiled floor and sliding door.

Entrance Hall
3.09 x 1.94
With wooden flooring.

Lounge
3.88 x 3.77
With wooden flooring, feature mantel piece and open fire.

Kitchen
5.96 x 3.48
With laminate flooring, built in wall and floor units, oven/hob, extractor fan, feature mantel piece and open fire.

Landing
1.76 x 0.97
With carpet.

Bedroom 1
3.82 x 3.09
With wooden flooring.

Bedroom 2
2.59 x 1.86
With wooden flooring and built in wardrobes.

Bedroom 3
3.02 x 1.75
With carpet.

Bathroom
1.96 x 1.64
With tiled flooring, tiled walls, w.h.b, w.c and shower.

DIRECTIONS

EIRCODE: A82 A6D7

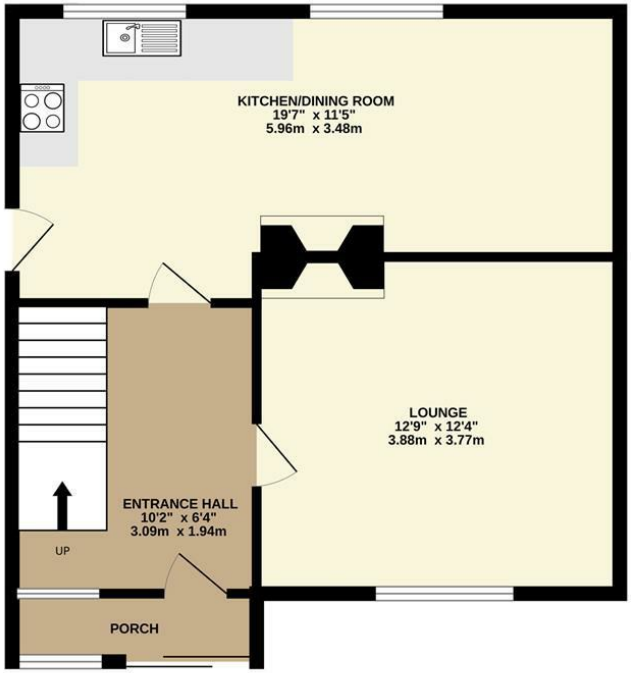




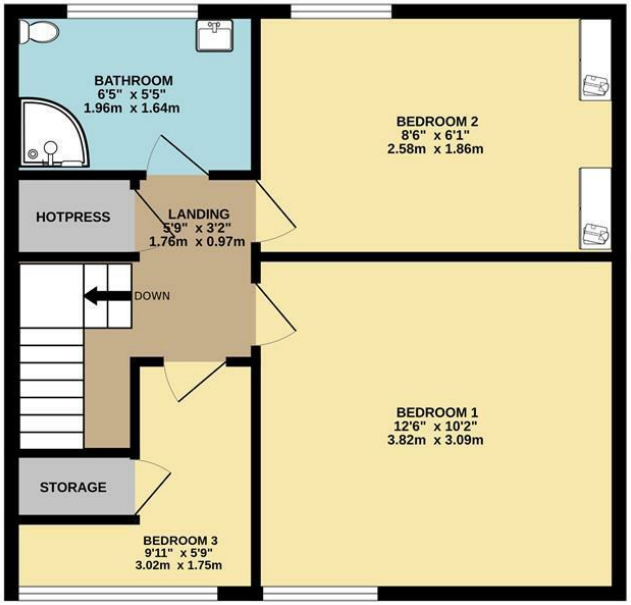


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 807sq.ft. (75.0 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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