

Raymond Potterton

Carrickspringan, Moynalty, Co. Meath A82 Y3Y9

Asking Price €439,950

BER B3









A superb country residence on very attractively located in pleasant countryside location with breath-taking views of the surrounding area and yet just 10 km from Kells Town, and close to M3 Motorway.



Carrickspringan, Moynalty, Co. Meath A82 Y3Y9

2852.00 sq ft | 4 | 4

INTRODUCTION

This magnificent property of c.2852 sq. ft. and is in showroom condition throughout having been meticulously maintained and by its current owners and fully upgraded in recent years.

No stone has been left unturned in the décor of this property and is ready to move in

This family home has been constructed with the best quality building materials and features high levels of insulation and all modern services were installed.

The property boasts of a spacious accommodation throughout and is sure to attract a lot of attention

Accommodation briefly consists of an Entrance Hall, Lounge, a stunning Kitchen, Dining Room, a large Utility Room, Office, Guest w.c., 4 Bedrooms with 2 Ensuite, family Bathroom and Garage.

ACCOMMODATION

Entrance Hall
17'8" x 7'2"
With wooden flooring.

Lounge
15'1" x 13'5"
With carpet and feature solid fuel stove.

Dining Room
15'1" x 13'9"
With wooden flooring.

Kitchen
16'8" x 16'0"
With wooden flooring, built in wall and floor units, oil range cooker and kitchen island.

Utility Room
12'5" x 12'1"
With wooden flooring and built in wall and floor units.

Guest w.c.
5'10" x 4'7"
With tiled flooring, W.H.B and W.C.

Office
12'9" x 9'2"
With wooden flooring.

Bedroom 4
13'5" x 13'1"
With carpet.

Ensuite
9'2" x 3'11"
With tiled walls and flooring, W.H.B, W.C and shower.

Landing
24'3" x 3'3"
With carpet and Velux window.

Bedroom 1
24'7" x 15'5"
With wooden flooring and Velux window.













Bedroom 2
17'0" x 15'1"
With carpet.

Walk in Wardrobe
12'9" x 6'6"
With carpet.

Ensuite
8'10" x 8'6"
With tiled flooring, W.H.B, W.C and shower.

Bedroom 3
17'0" x 11'1"
With wooden flooring.

Bathroom
13'5" x 8'10"
With tiled flooring, partially tiled walls, W.H.B, W.C shower and bath.

Garage
13'1" x 12'5"
With window and roller garage door.

FIXTURES & FITTINGS

All flooring, light fittings, kitchen, most curtains (except one pair) appliances except utility room and stove are included in the sale.

FEATURES

- Stunning property
- Mature Private Site of c.0.556 Acres
- Bright & Spacious Living Accommodation of c.2852 sq. ft.
- Turnkey condition
- Great location
- 10 mins to M3 Motorway
- Large garden workshop
- Garage
- Oil Heating
- Septic tank

DIRECTIONS

EIRCODE: A82 Y3Y9













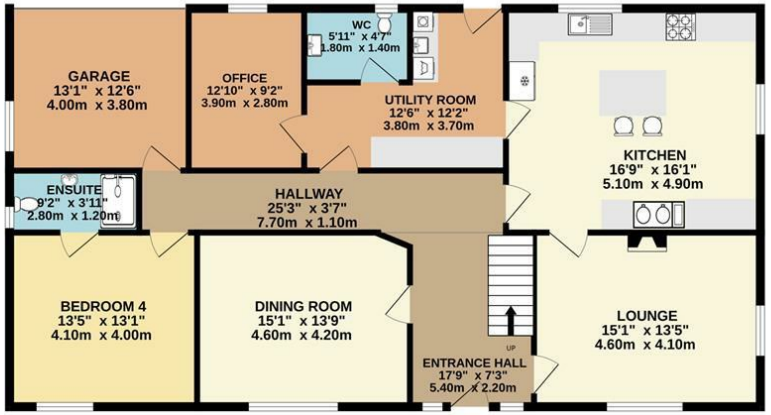




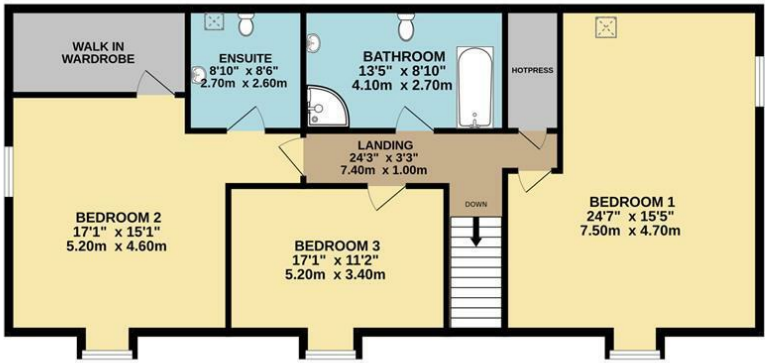


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2852sq.ft. (265.0 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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