

— T&J —

Gavigan



FOR SALE
AMV: €310,000

PSRA No.: 001836

**Balrath Boyne,
Cortown,
Kells,
Co. Meath,
A82 VK22**

BER: E1

| Description

This 3 bedroom detached 1970's bungalow with garage sits on approximately half an acre of mature gardens, providing a great opportunity for those seeking a peaceful, rural lifestyle with the convenience of nearby towns and key commuting routes.

The property is ideally located just a short drive from Kells (5 miles), Athboy (5 miles) and Navan (8.5 miles), with easy access to the M3 motorway for commuting to Dublin and beyond.

Accommodation includes living room, sitting room, kitchen, utility, 3 bedrooms and a bathroom. c. 115 sqm.

The bungalow offers excellent potential to modernise and remodel to suit your needs. It may also be eligible for the Vacant Property Refurbishment Grant.

The local area benefits from a strong sense of community, with a nearby national school, secondary schools and a variety of sports clubs and amenities close at hand.

| Features

- 3 bedroom detached bungalow with garage
 - Set on approximately half an acre of mature gardens
 - Located in a rural area with good access to nearby towns
 - Short drive to Kells (5 miles), Athboy (5 miles) & Navan (8.5 miles)
 - Easy access to the M3 motorway for commuting to Dublin
 - Offers scope to modernise
 - May be eligible for the Vacant Property Refurbishment Grant
 - Local national school and close to secondary schools
 - Nearby sports clubs and other local amenities
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| Accommodation

Living room: To front 3.65m x 3.94m

Sitting room: To front. Fireplace and stove. 3.37m X 4.14m

Kitchen: To rear. Fitted kitchen. 5.70m x 3.78m

Utility room: To rear, includes storage area/cloakroom 2.12m x 2.13m

Bedroom 1: To rear. Off living room. 3.41m x 2.77m

Bedroom 2 : To front. Off living room. 2.77m x 2.38m

Bedroom 3: To side. 3.64m x 2.81m

Bathroom: To side. w.c., w.h.b., electric shower. 2.13m x 2.34m

Detached garage

OUTSIDE

Situated on c.1/2 acre of mature gardens.
Boiler house & garages x 2 .







| Services

Water: Well
Sewerage: Septic tank
Heating: OFCH

| Viewing

By appointment

Contact Negotiators:
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| Inclusions

Fixtures & Fittings

| Directions

See Sign. Eircode A82 VK22.



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