







A superb 5 bedroom detached house extending to c. 244 sq.m. sitting on a lovely mature site of 0.56 acres. Set in the village of Carnaross on the Kells / Cavan N3 route this property is ideally located with the local amenities of the Village including the school, bus to Dublin and shop on its doorstep. Built in 2002 this property has been very well maintained and upgraded over the years.







# Curragh, Carnaross, Kells, Co. Meath A82 PC44



2626.00 sq ft



5



3

## INTRODUCTION

Externally this house is extremely attractive and sits perfectly on the site behind automated gated entrance, front lawns with an array of trees, sweeping driveway offering plenty of space for parking and provision to drive to the rear of the property and a spacious rear garden which is most private with several fruit trees including apple, pear, plum and cherry. There is a large steel shed with electricity supply.

Internally this residence is extremely spacious. The hall has a lovely open gallery style landing, the kitchen which open to the large dining room and sitting area offers an abundance of living space. All the bedrooms are well proportioned with the master bedroom being particularly large.

Situated in Carnaross a lovely country location yet enjoys excellent access to the M3 and within a comfortable commuting route to the City Centre & Airport. Carnaross National School, Church, Pub and Shop are all walking distance from the property.

Located just 5 kms Kells and M3 and the regular bus service to Dublin is available outside the door.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining, Sitting, Utility, Guest w.c., Study / Bedroom 5, 4 Bedrooms (Main ensuite) and Bathroom.

## ACCOMMODATION

### Entrance Hall

14'2" x 12'6"

With double height ceiling and open landing, tiled floor, hardwood front door with dual feature arch windows, coving and recessed lights.

### Lounge

15'6" x 12'7"

With bay window, wooden flooring and solid fuel Stanley stove with over mantle.

### Kitchen

20'11" x 15'10"

With tiled flooring, built in wall and floor units, splashback tiling, stainless steel sink, oven, hob, extractor fan, integrated dishwasher, coving, recessed lights and open plan to Sitting and double doors to Dining.







### **Sitting Room**

12'11" x 11'11"

With wooden flooring, hardwood fireplace with solid fuel Stanley stove (back boiler - capacity to heat up to eight radiators), coving and patio doors to the rear garden.

### **Dining Room**

15'6" x 12'7"

With wooden flooring, bay window and double doors to Kitchen.

### **Utility Room**

9'8" x 7'8"

With tiled flooring, PVC door with glass insert, built in wall and floor units, stainless steel sink unit, plumbed for washing machine, ceiling skylight and door to the rear garden.

### **Guest w.c.**

7'7" x 4'9"

With tiled flooring, w.c. and w.h.b.

### **Study / Bedroom 5**

15'10" x 9'7"

With wooden flooring.

### **Landing**

Open gallery landing with feature window, wooden flooring and hotpress.

### **Bedroom 1**

16'11" x 15'7"

With wooden flooring.

### **Walk in Wardrobe**

11'8" x 6'10"

With carpet and built in hanging and shelving storage.

### **Ensuite**

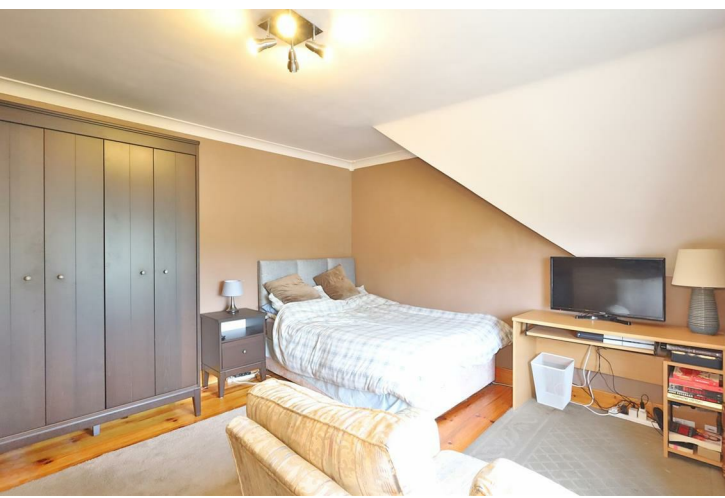
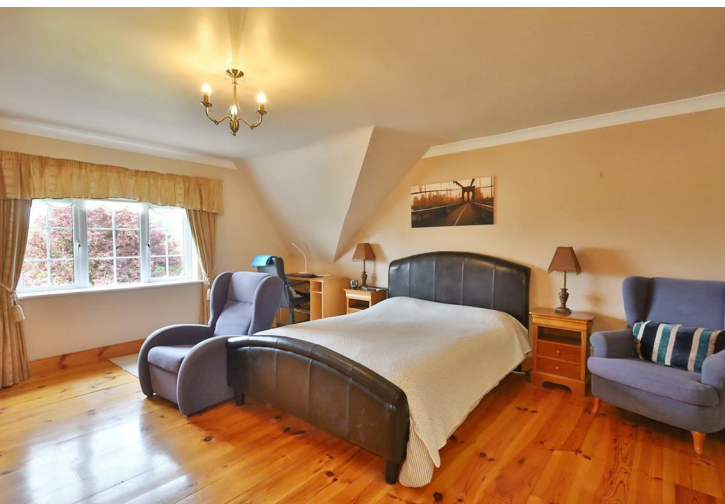
11'8" x 6'3"

Fully tiled with w.c., w.h.b. with vanity unit and shower.

### **Bedroom 2**

16'6" x 10'4"

With wooden flooring and built in wardrobes.







### Bedroom 3

15'7" x 12'8"

With wooden flooring.

### Bedroom 4

12'3" x 10'2"

With wooden flooring.

### Bathroom

9'7" x 7'8"

Fully tiled, w.c., w.h.b. with vanity unit and shower.

## FEATURES

- Excellent B energy rating - applicable for green rate mortgage
- Very well presented property
- Spacious accommodation
- Attractive Entrance Hall with gallery landing
- Large Kitchen with access to two reception rooms
- Stira stairs to attic
- Automated gated entrance with vehicular access to the rear
- Mature gardens front and rear
- Decked area
- Outdoor lights and sockets
- PVC double glazed windows
- Oil fired & solid fuel central heating
- Thermostatically controlled heating
- Private well
- Water softener
- Private sewerage
- Steel shed with electric supply

## FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven, extractor fan, integrated dishwasher and steel shed are included in the sale.

## DIRECTIONS

EIRCODE: A82 PC44







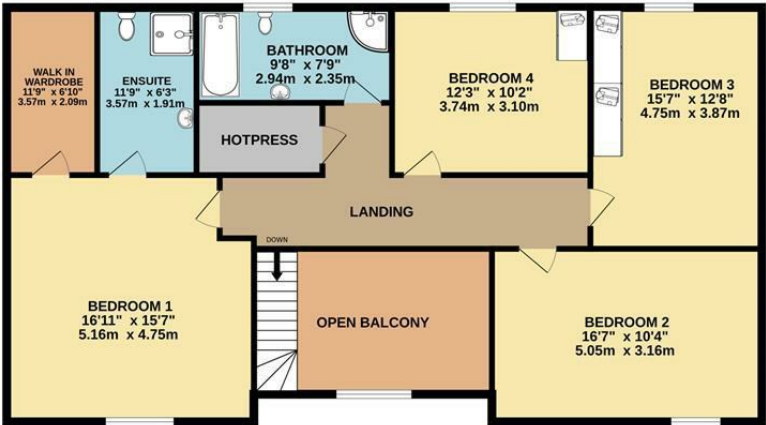


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2626sq.ft. (244.0 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.  
Made with Metropix ©2025

