










Raymond Potterton & Co. are proud to present this pristine artisan cottage which has been fully renovated and modernised in recent years set on a mature private site of c 0.54 acre to the market.

Located in the townland of Woodtown just off the N52 Ardee to Kells road.

# Avoca Cottage, Woodtown, Drumconrath, Co. Meath C15 NX02

 753.00 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

This elegant property of c. 72 sqm. is presented in excellent condition throughout and has the bonus of a large workshop and detached home office / multi purpose garden room.

The property boasts spacious living accommodation throughout, beautiful landscaped gardens with stunning stone drive and tasteful fencing to complement the property.

The property is ideally located close to Ardee and Navan is serviced by a whole host of local amenities.

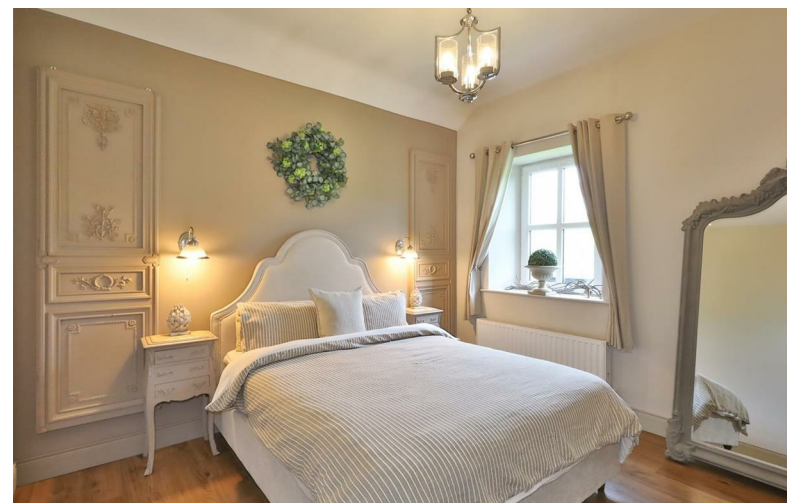
The property is also within easy reach of Dublin via the M1 & M3 Motorways

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining room, 2 Bedrooms (Master Ensuite) and Family Bathroom.

This superb property is sure to attract a lot of interest and early viewing is advised.

## FEATURES

- Stunning renovated artisan cottage
- Fully landscaped gardens
- Mature hedgerow
- Peaceful surroundings
- Oil fired central heating
- Septic Tank
- Home office / garden room
- CCTV
- Large workshop
- Wooden garden shed
- Quiet location a short distance off the main road







### **FIXTURES & FITTINGS**

All flooring, curtain poles, oven, hob, extractor fan and flower beds are included in the sale.



## ACCOMMODATION

### Entrance Hall

4'5" x 4'1"

With wooden flooring.

### Lounge

15'8" x 10'7"

With wooden flooring.

### Kitchen / Dining Room

15'8" x 11'1"

With tiled flooring, built in wall and floor units, oven/hob, extractor fan, fridge/freezer, dishwasher and washing machine.

### Bedroom 1

12'6" x 11'3"

With wooden flooring.

### Ensuite

7'8" x 3'5"

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

### Bedroom 2

12'3" x 8'3"

With wooden flooring.

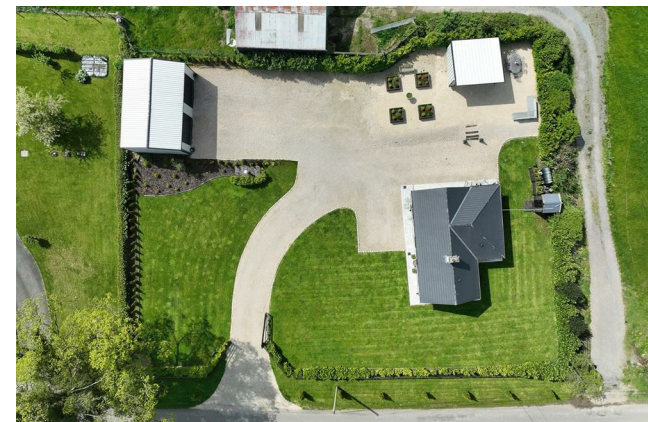
### Bathroom

8'6" x 4'9"

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

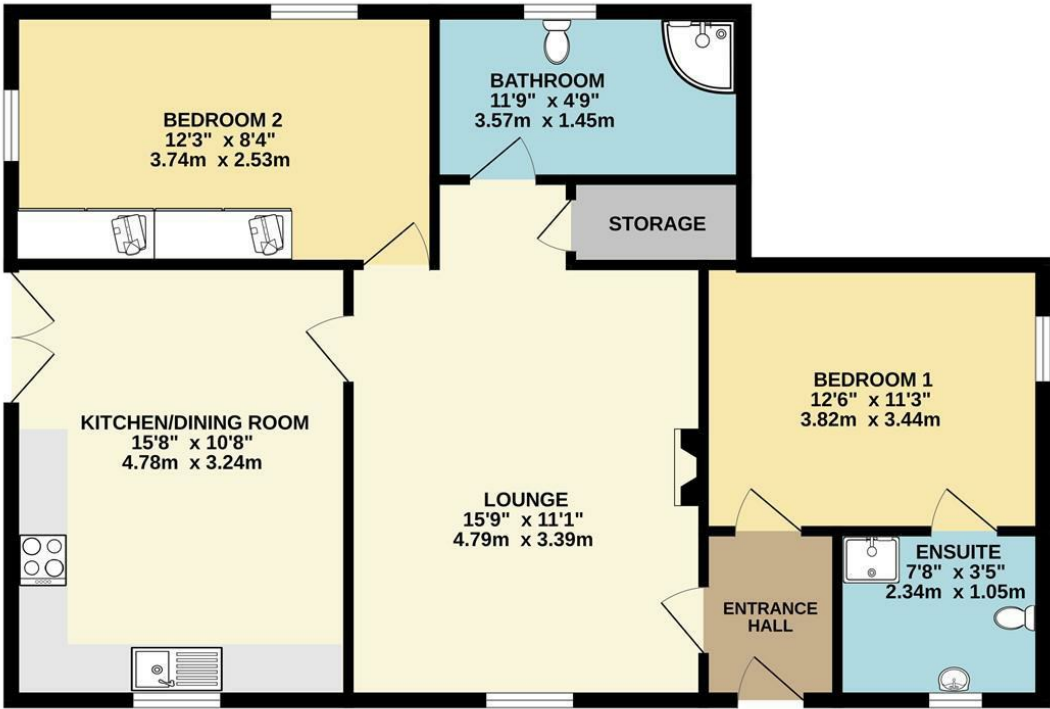
## DIRECTIONS

EIRCODE: C15 NX02



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 775sq.ft. (72.0 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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