

REA

T&J Gavigan



FOR SALE BY PRIVATE TREATY
TY GWYN, Rockfield Road,
Kells,
Co. Meath.
Eircode A82 POE1

AMV € 350,000

BER: C3

DESCRIPTION

New to the market, this is an ideal family home located on the outskirts of Kells town. Situated on an extensive tree-lined garden of c. 0.5 acre including a large tree house, shed, patio area and a "magical maze of passages in the shrubbery". The accommodation extends to c.199sqm and includes: Entrance Hall, Sittingroom, Diningroom, Kitchen/ Living area, Library Room, Utility, 4 Bedrooms & Bathroom.

LOCATION

The property is located on the Athboy Road (R164), located close to all local amenities & Kells town centre. Easy access to the M3 motorway.

Travel time to the M50 and Dublin at 50 mins.

FEATURES

- Bright spacious home.
- Large site with separate access to side onto Maple Drive.
- Ideal working from home environment with excellent internet coverage.
- The property has been extensively insulated (5 cm internal dry lining on interior walls, 300mm attic insulation throughout).
- Natural wooden flooring throughout.



ACCOMMODATION:

GROUND FLOOR:

Front Porch:

Entrance Hall: Solid Maple Flooring, Under-stairs Storage

Livingarea: 4.129m x 3.161m Solid Maple Flooring, Open Fire with marble surround, windows to front & rear.

Sittingroom: 7.245m x 3.731m Stove, dual aspect windows to front and rear. Coving.

Library/Study: 7.303m x 3.788m Maple Flooring, Shelving. Door to side.

Diningroom: 3.740m x 3.553m To front. Coving. Serving hatch to Kitchen.

Kitchen: 3.624 m x 3.777m To rear. Fully fitted with Integrated Oven, hob & extractor fan. Breakfast Bar, Belfast Sink.
Italian stone tile flooring.

Utility: 2.302m x 1.942m Fitted units. Plumbed. Door to rear.

Back Porch/ Guest W.C 2.504m x 1.959m

FIRST FLOOR:

Landing:

Bedroom 1: 3.731m x 3.150m Timber Flooring, Book Shelves, In use as Office.

Bedroom 2: 3.732m x 3.041m To Front. Timber Flooring, Fitted Wardrobe.

Bedroom 3: 3.730m x 3.569m To rear. Timber Flooring, Fitted Wardrobe

Bedroom 4: 4.027m x 3.713m To rear. Timber Flooring, Fitted Wardrobe.

Bathroom:: 2.406m x 1.674m Bath, Electric Shower, Whb and Wc Fully Tiled.
Window to rear.

OUTSIDE: Large Gardens, site extending to 2,210 Sq.m. with separate entrance from Maple Drive.

Patio to rear. Tree House. Boiler House.

Large metal shed - 3.04m x 5.8m (17.6 sq m).

Gardens walled with entrance gates to property.









SERVICES

Water: Mains
Sewerage: Mains
Heating: OFCH (Boiler 2 years old).

VIEWING

By appointment

Contact Negotiators:
Cara Gavigan / Nessa Fitzsimons

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INCLUSIONS

Fixtures & Fittings.

DIRECTIONS

Travel out Kells/Athboy Road (R164)

Pass Football pitch and Rockfield Estate
on left. Property on Left Hand side

EIRCODE A82 POE1.



Conditions to be noted:

The above particulars are issued on the understanding that all negotiations concerning the property are conducted through REA T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn for sale or if it is not suitable for your purpose. These particulars are for information purpose only and do not form part of any contract.