# REA

# T&J Gavigan



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

AMV € 350,000



WWW.REA.IE

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.

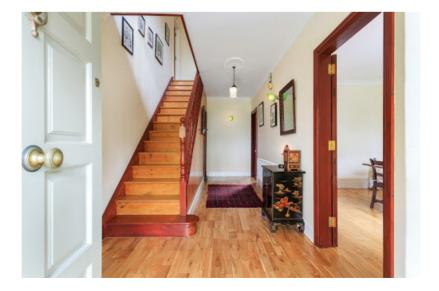
LOCATION

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
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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 3.777 m	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:	3732m 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 WcFully 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

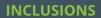
Water: Mains Sewerage: Mains Heating: OFCH (Boiler 2 years old).

#### VIEWING

# By appointment

Contact Negotiators: Cara Gavigan / Nessa Fitzsimons

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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.



onditions to be noted:

he 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 preparation: f 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. hese particulars are for information purpose only and do not form part of any contract.