




Raymond
Potterton

13 Kilskyre Road, Clonmellon, Co. Westmeath C15 KT57

€220,000


BER E1





An excellent 3 bedroom semi-detached residence extending to c. 95 sq.m. on c. 0.6 acres nicely positioned on the outskirts of Clonmellon Village.



13 Kilskyre Road, Clonmellon, Co. Westmeath C15 KT57

 1027.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

Externally the property benefits from a lovely garden to the front with a pedestrian access, wide side access providing ample room to drive a car to the rear of the property, detached shed, spacious rear garden and rear paddock.

The property is well presented internally. The original cottage is home to 2 Bedrooms, Lounge and Bathroom and the extension to the rear provides a lovely Kitchen, Conservatory and large Bedroom.

Accommodation includes Entrance Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom and Conservatory.

Located less than 1km from all the amenities in Clonmellon and only minutes drive to Mullingar, Athboy, Kells and Navan. Accessibility to Dublin City via the M3 is excellent.

FEATURES

- Lovely countryside location
- Well presented throughout internally
- Large site extending to c. 0.6 acres
- Landscaped rear garden with rear paddock
- Block shed
- Wide side entrance
- Double glazed PVC windows
- PVC fascia and soffit
- Oil fired central heating (Stanley cooker)
- Mains water
- Mains sewerage





FIXTURES & FITTINGS

All flooring, blinds, light fittings and Stanley oven are included in a sale.



ACCOMMODATION

Entrance Hall

15' x 3'2"
With PVC door with glass insert, tiled flooring and dado rail.

Lounge

14'4 x 11'
With wooden flooring, feature wooden fireplace with open fire and door to Bedroom 2.

Kitchen

15' x 12'2"
With tiled flooring, built in walls and floor units, stainless steel sink unit and Stanley oil fired cooker. Door to conservatory.

Conservatory

13'1 x 8'3"
With tiled floor and sliding doors to the rear.

Bedroom 1

18'5 x 12'1"
With wooden flooring.

Bedroom 2

14'5 x 9'1"
With wooden flooring and built in wardrobes.

Bedroom 3

8'8 x 6'8"
With wooden flooring.

Bathroom

8'6 x 8'1"
With tiled flooring, tiled walls, w.c., w.h.b. shower and bath.

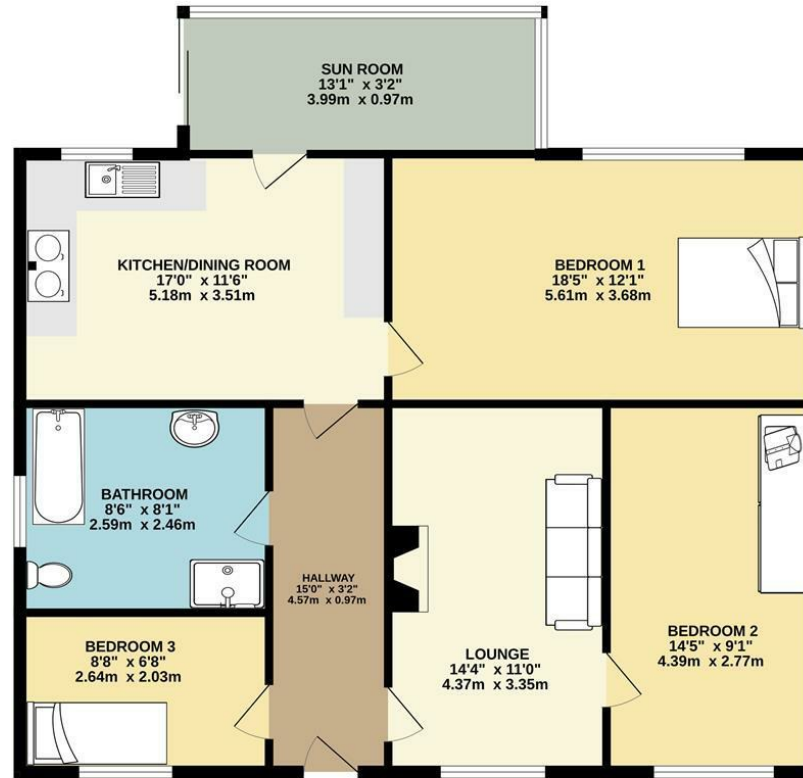
DIRECTIONS

From Dublin travel along the M3. At the roundabout take the first exit on N52. Travel for 11.5kms into Clonmellon and turn right. Continue for 0.6 kms and turn left. The property is located on the left hand side.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1027sq.ft. (95.4 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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