




Raymond
Potterton

65 The Glebe, Kells, Co. Meath A82 T9F7

€270,000


BER C1




An exceptional 3 bedroom semi-detached residence extending to c. 101sq.m. nicely positioned in The Glebe in Kells overlooking an extensive green open space.



65 The Glebe, Kells, Co. Meath A82 T9F7

 1087.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is presented in exceptional condition and boasts spacious living and bedroom accommodation.

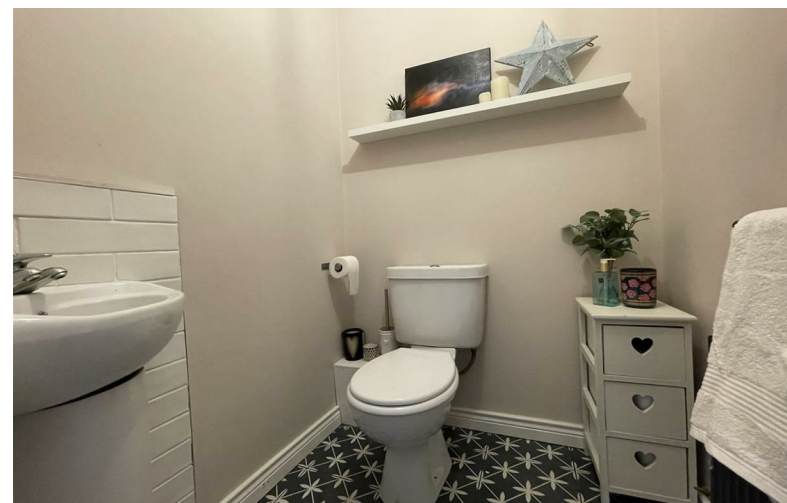
Internally this property has been upgraded with new flooring, new kitchen, upgraded bathrooms, ensuite and w.c., built in understairs storage and the entire house is modernly presented.

Walking distance to all the amenities in Kells and only minutes drive to the M3. Excellent access to Dublin City & Airport via M3.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest w.c., 3 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Exceptional interior décor
- Upgraded kitchen & bathrooms
- Spacious accommodation
- Landscaped rear garden
- Decked area
- Sunken trampoline
- Gated side entrance
- Gas fired central heating (Calor Gas in the estate)
- Double glazed PVC windows
- PVC fascia and soffit
- Fibre broadband (Current supplier Virgin)





FIXTURES & FITTINGS

All flooring, blinds, light fittings, extractor fan and garden shed are included in the sale.



ACCOMMODATION

Entrance Hall

20'7" x 5'8"

With hardwood door with glass side panels and inserts, wooden flooring and built in understairs storage.

Lounge

17'5" x 10'9"

With wooden flooring, bay window with window seat, radiator cover, TV point and double doors to Kitchen / Dining.

Kitchen / Dining

18'4" x 16'9"

Kitchen - (8'11 x 8'7)

Dining - (16'5" x 12'0")

With wooden flooring, modern walls and floor units, splashback tiling, stainless sink unit, oven, hob, extractor fan, fridge freezer, washing machine, tumble dryer and recessed lights. Open plan to Dining with wooden flooring and sliding doors to the rear garden.

Guest WC

4'6" x 4'5"

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

Landing

With carpet and hotpress.

Bedroom 1

13'10" x 11'4"

With carpet, built in wardrobes and TV point.

Ensuite

7'3" x 5'9"

With tiled flooring, partly tiled walls, w.c., w.h.b., shower with Triton T90z and recessed lights.

Bedroom 2

10'9" x 8'10"

With carpet and built in wardrobes.

Bedroom 3

10'9" x 7'5"

With carpet and built in wardrobes.

Bathroom

7'3" x 5'9"

With tiled flooring, partially tiled walls, w.c., w.h.b. and bath.

DIRECTIONS

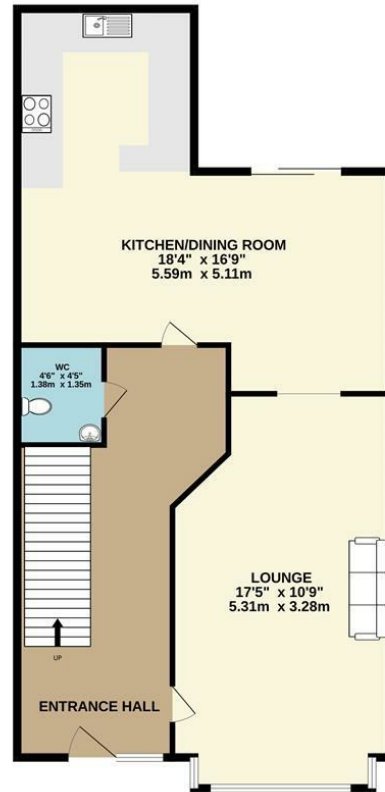
Eircode: A85 T9F7

From Dublin travel along the M3 into Kells. Exit at Junction 10 onto R147 towards Kells. Continue straight through Kells on R147 and bear right onto Maudlin Road. Travel for 0.6kms and turn right into The Glebe. Continue straight and the property is located on the left hand side identified by our For Sale Sign.

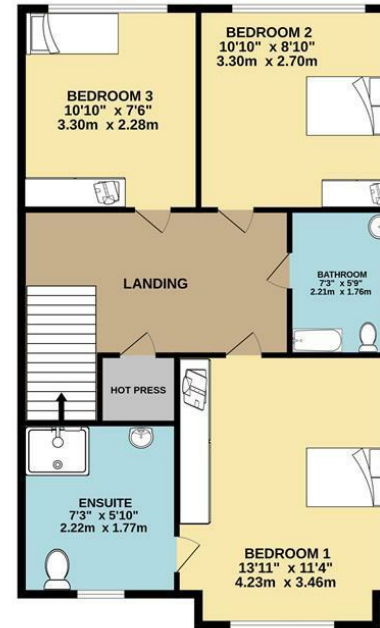


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1087sq.ft. (101.0 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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