

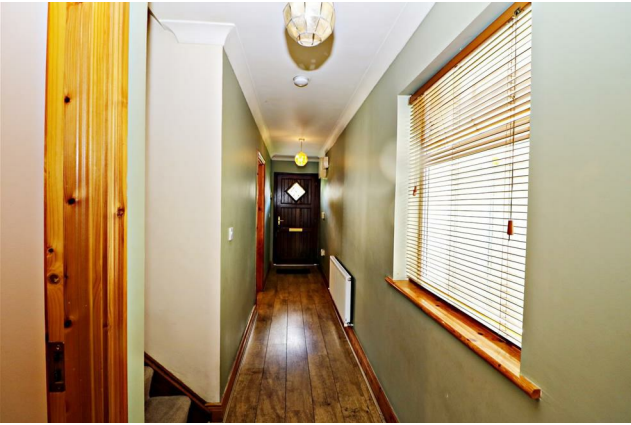



Raymond
Potterton

52 Cherry Hill Court Kells Co. Meath A82 T6Y6

€265,000


BER C1





52 Cherryhill Court is a very fine 3 bedroom semi-detached house extending to c. 113 sq.m.



52 Cherry Hill Court Kells Co. Meath A82 T6Y6

 1216.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

It is located in a mature and well sought after residential area off Cherry Hill on the Carlanstown Road on the fringes of Kells.

Located close to all amenities in Kells, walking distance from the Town Centre. It within easy access to the M3 providing excellent accessibility to Dublin City & Airport.

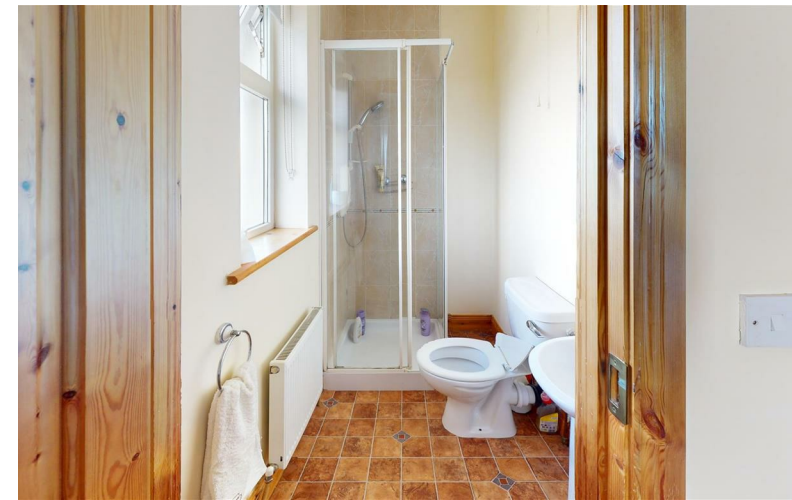
Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest w.c., 3 Bedrooms (Main Ensuite) and Bathroom.

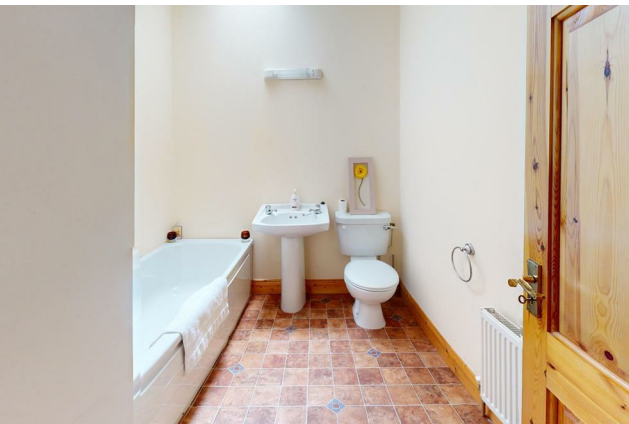
The property is presented in excellent condition. It has a landscaped garden to the front with concrete driveway and a private garden to the rear with stunning patio area.

Internally the property is well proportioned with a bright spacious kitchen / dining to the rear with the added bonus of a utility off it and three spacious bedrooms on the first floor.

FEATURES

- Popular residential development
- Walking distance to Kells Town
- Side access
- Private rear garden
- Front driveway with parking
- Oil fired central heating





FIXTURES & FITTINGS

All flooring, blinds appliances and garden shed are included in the sale



ACCOMMODATION

Entrance Hall

23'7" x 3'6"

With wooden flooring, alarm and wood front door with glass insert fan

Lounge

16'8" x 12'10"

With wooden flooring, open fireplace and coving.

Kitchen / Dining

10'4" x 16'6"

With lino flooring, built in wall to floor units, oven, hob, extractor fan, fridge freezer, stainless steel sink and patio doors.

Utility room

8'2" x 6'6"

With lino flooring, built in units and washing machine

W.C

4'7" x 5'10"

With lino flooring, w.c. and w.h.b

Bedroom 1

15'1" x 10'0"

With wooden flooring and built in wardrobes

Ensuite

3'10" x 6'4"

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

Bedroom 2

14'6" x 8'10"

With carpet and built in wardrobes

Bedroom 3

11'1" x 7'5"

With carpet and built in wardrobes

Bathroom

7'8" x 6'4"

With lino flooring, w.c., w.h.b and bath

DIRECTIONS

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 0.5kms and turn left into Cherryhill. Continue straight up to the T junction and take a right and then the next left and the property is located on the right hand side identified by our For Sale Sign.

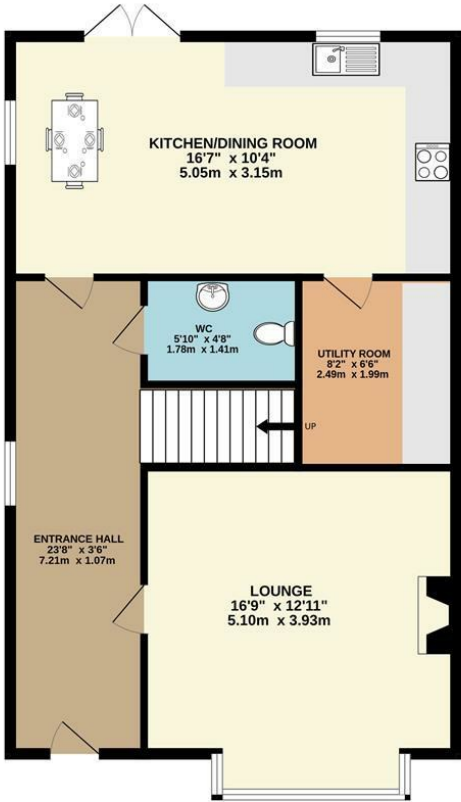
Eircode

A82 T6Y6

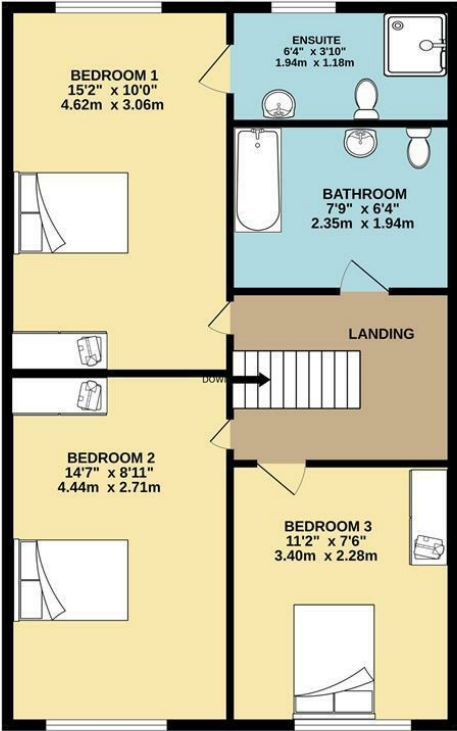


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1216sq.ft. (113.0 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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