




Raymond
Potterton

25 The Cloisters Kells Co. Meath A82 Y2A2

€395,000


BER C2





Raymond Potterton Auctioneers are delighted to present this outstanding detached residence in the popular Cloisters development close to Kells Town Centre.

The Cloisters is a quaint development just off the Oldcastle road and boasts of mature peaceful surroundings.

25 The Cloisters Kells Co. Meath A82 Y2A2

 1750.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

On entering the property it is immediately evident that no stone has been left unturned in the décor of this family home.

Elegant and luxurious living accommodation of c. 1750 sq. ft. over two floors comprises of - Entrance hallway, lounge, study, kitchen, dining room, utility room, guest wc, four bright and spacious bedrooms (master ensuite) and family bathroom.

The property also features a fully landscaped front & rear garden and cobble lock driveway complemented by a surrounding brick wall.

The property is ideally located within walking distance of the heritage town of Kells which is serviced by a whole host of local amenities including, shops restaurants schools, excellent fishing and the famous Headfort golf course providing two of the best parkland golf courses in Ireland.

The property is also within easy reach of Dublin via the M3 motorway and journey times to M50 is approximately a 30-minute drive.

FEATURES

- Bright & spacious living accommodation
- Turn Key Home
- Sought after location
- Fully alarmed
- Oil fired central heating
- Landscaped front and rear garden
- Cobble lock driveway
- Overlooking large green
- Mature quaint development
- Elevated Site
- Within easy reach of Dublin





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

14'9" x 10'1"

With Upvc front door with stained glass inserts, laminate flooring and carpet on stairs.

Lounge

18'10" x 11'4"

With laminate flooring, fireplace with solid fuel stove and back boiler. Double doors to Dining Room.

Study

16'8" x 8'2"

With laminate flooring.

Kitchen

14'5" x 17'1"

With laminate flooring, built in wall and floor units, stainless steel sink, oven, hob and extractor fan. Double doors to rear garden.

Utility Room

10'5" x 4'0"

With laminate flooring, built in wall and floor units.

Dining Room

14'5" x 9'1"

With laminate flooring and double doors to Lounge. Double doors to rear garden.

Guest w.c.

4'6" x 2'6"

Fully tiled with w.c. and w.h.b.

Bedroom 1

16'9" x 11'11"

With laminate flooring and built in wardrobes.

Ensuite

8'11" x 5'8"

With w.c., w.h.b. and shower. Partially tiled.

Bedroom 2

14'11" x 11'0"

With laminate flooring and built in wardrobes.

Bedroom 3

11'8" x 9'11"

With laminate flooring and built in wardrobes.

Bedroom 4

12'4" x 8'3"

With carpet.

Bathroom

8'3" x 6'9"

With w.c., w.h.b. and bath. Fully tiled.

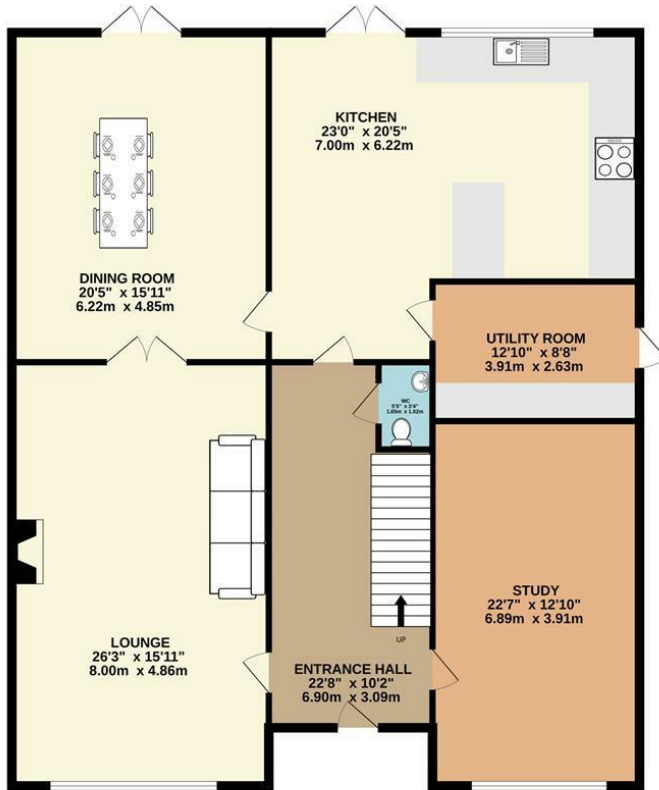
DIRECTIONS

Eircode: A82 Y2A2

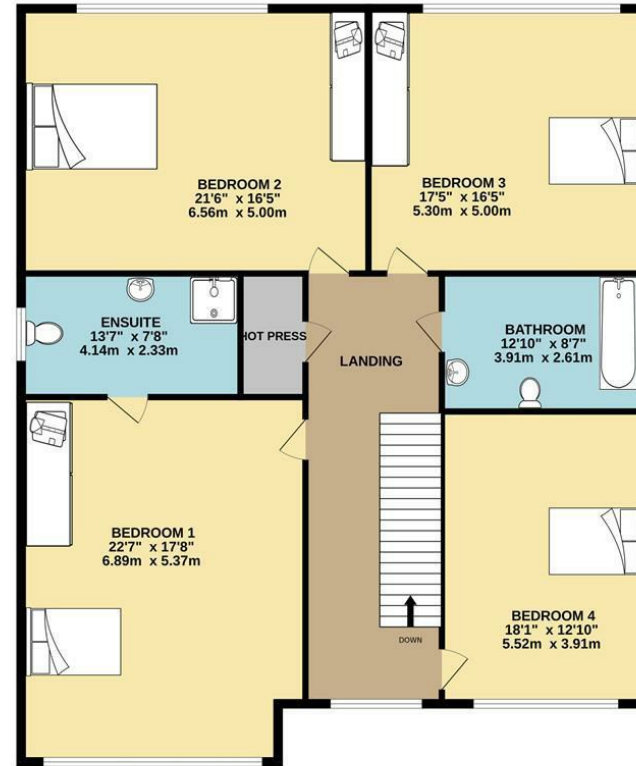


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1750sq.ft. (162.6 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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0469027666

Watergate Street Navan Co. Meath C15 PT8X

raymondpotterton.com

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