



18 Curragh Park Carlanstown Kells Co. Meath A82 WK60

€299,950







An outstanding 4 bedroom semi-detached residence located on a extra large corner site in an excellent location in the ever popular Curragh Park Estate a couple of minutes drive from M3.




18 Curragh Park Carlanstown Kells Co. Meath A82

WIKO

 1400.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is brought to the market in showhouse condition and is extending over 1400 sq. ft with the benefit of a sunroom to rear.

This large family home also boasts an attractive façade, cobblelock driveway and extra large landscaped garden to rear.

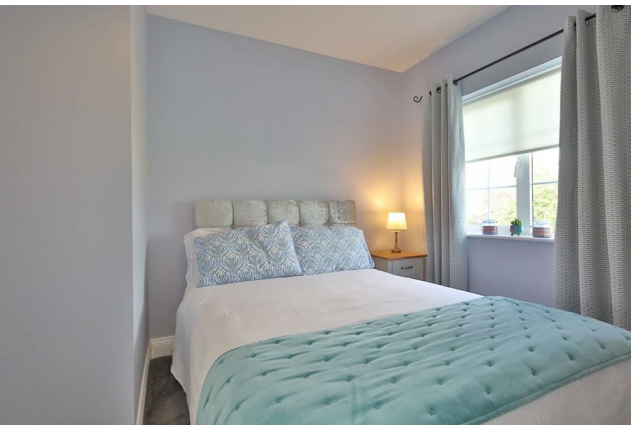
The location of the property is second to none within easy reach of local schools, shops and a whole host of other local amenities.

The M3 motorway and the heritage town of Kells are both within a couple of minutes' drive from Carlanstown Village.

FEATURES

- Large private corner site
- Ready to go
- Bright & spacious living accommodation
- Oil fired central heating
- Property in excellent condition
- Landscaped front and rear garden
- Cobblelock driveway
- PVC double glazed windows throughout





FIXTURE & FITTINGS

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



ACCOMMODATION

Entrance Hall

18'4" x 5'10"

Hardwood front door with glass inserts, tiled flooring, under stair storage

Lounge

17'4" x 14'9"

Laminate Flooring, Feature fireplace with open fire, bay window, T.V. & telephone point.

Kitchen

14'9" x 10'2" m

Fully fitted kitchen with tiled flooring & splashback, oven, hob, extractor fan and stainless steel sink unit with mixer tap.

Sunroom

11'5" x 11'5"

Tiled flooring

Utility Room

10'2" x 8'10"

With guest W.C., tiled flooring, plumbed for washing machine and tumble dryer wall & floor units.

Guest W.C.

Tiled flooring, w.c. and w.h.b.

Landing

15'5" m x 6'2"

Carpet to stairs & landing, hotpress.

Bedroom 1

16'4" x 13'9"

Carpet to foot, Bay window, built in wardrobe, T.V point.

Ensuite

8'6" x 4'11"

Tile flooring & walls, shower, w.c. and w.h.b.

Bedroom 2

13'5" x 8'2"

Carpet to foot.

Bedroom 3

9'6" x 7'10"

Carpet to foot.

Bedroom 4

10'5" x 8'2"

Carpet to foot.

Main Bathroom

6'10" x 5'6"

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

DIRECTIONS

From Kells town centre, take the N52 signposted for Ardee and Dundalk. In the centre of Carlanstown Village, turn into the left into Curragh Wood. Go straight on to end of road taking a right for curragh park turn right and number 18 is located on your right hand side at the corner.

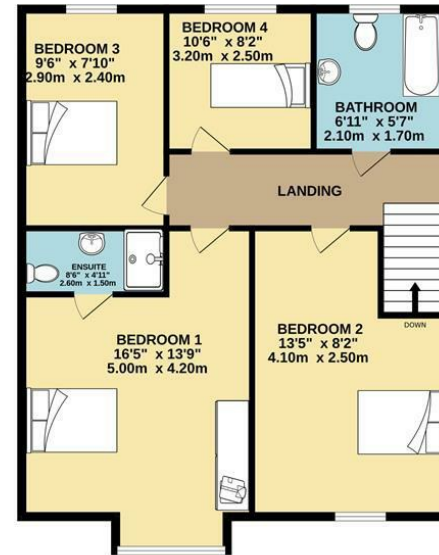


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1400sq.ft. (130.1 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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