




Raymond
Potterton

1 Archdeaconry View Kells Co. Meath A82 P6D9

€260,000


BER C2





Superb 3 bedroom semi-detached residence extending to 95 sqm. nicely positioned in the development, located only minutes' walk from Kells Town Centre.

Situated in the Sought after Archdeaconry View, this property is an ideal family home.

1 Archdeaconry View Kells Co. Meath A82 P6D9

 1023.00 sq ft

 3 Bedrooms

 3 Bathrooms

Inside, a bright entrance hall leads to a lounge featuring a bay window, wooden floors, and a fireplace. The kitchen is equipped with wooden built-in units, tiled flooring, and a sliding door to the rear garden.

This property offers spacious living with a front garden, ample driveway parking, and gated side access to a private rear garden.

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

The bus stop is close by with the 109-bus service that goes every hour to Dublin City Centre. The property is also only a few minute's drive to the M3 providing excellent access to Dublin City Centre & Dublin Airport.

ACCOMMODATION

Entrance Hall

23'11" x 3'4"

With wooden flooring.

Lounge

15'10" x 12'6"

With wooden flooring, curtains, blinds and feature mantle piece with open fire.

Kitchen / Dining Room

13'8" x 10'5"

With tiled flooring, built in wall and floor units, oven / hob, fridge / freezer and dishwasher.

Utility Room

8'2" x 6'9"

With tiled flooring, built in wall and floor units and washing machine.

Guest w.c.

5'5" x 4'8"

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

Bedroom 1

15'3" x 8'11"

With carpet and built in wardrobes.

Ensuite

6'10" x 4'6"

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

Bedroom 2

14'5" x 8'8"

With carpet and built in wardrobes.

Bedroom 3

11'5" x 7'7"

With wooden flooring.

Bathroom

7'4" x 4'3"

With tiled flooring, w.h.b, w.c, bath and shower.

FEATURES

- Spacious accommodation
- Gated side entrance
- Oil fired central heating
- Double glazed PVC windows
- Pvc front door
- End house
- Sought after development

FIXTURES & FITTINGS

The property is sold as seen.

DIRECTIONS

EIRCODE: A82 P6D9

From Dublin travel along the M3 into Kells. Continue to the end of the M3 and at the roundabout take the 3rd exit. At the next roundabout take the 1st exit onto N52. At the next roundabout go straight on the N52 and take the 3rd exit on the next roundabout onto the R164. Continue straight and turn left into Archdeaconry View. Number 1 is located on the right-hand side identified by our For Sale Sign.

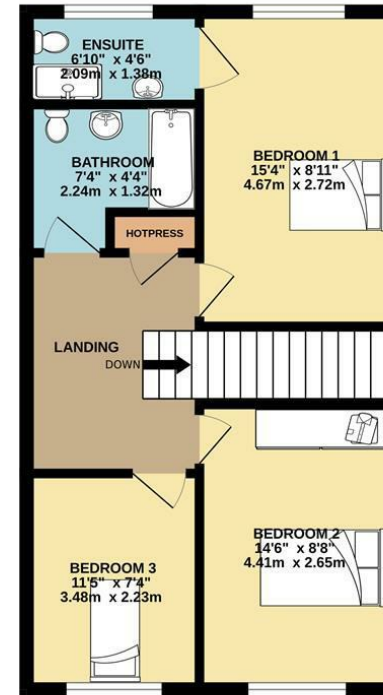


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1023sq.ft. (95.0 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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