



  
**Raymond  
Potterton**

**1 Cherry Hill Court Kells Co. Meath A82 H7Y5**

**€385,000**


**BER A3**







Superb A Rated 4 bedroom detached residence on a large corner private site located close to Kells Town Centre. This elegant and spacious property of c.1184 sq/ft. is presented in excellent condition throughout and is ready to go.

# 1 Cherry Hill Court Kells Co. Meath A82 H7Y5

 1184.03 sq ft

 4 Bedrooms

 2 Bathrooms

## INTRODUCTION

The property boasts many features such as spacious living accommodation, modern décor, fully fitted kitchen, large front driveway and large back & side garden.

The property was constructed 2019 and build to an excellent standard with all modern services installed. The attic comes ready for conversion with open plan roof space ready to convert to another space if required.

Number 1 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality and space on offer behind the door of this superb home.

This stunning home is located within walking distance to all the amenities in Kells and a 2 minute drive to the M3 Motorway. Accommodation includes Entrance Hall, Lounge, Kitchen/ Dining Room, Utility, 4 Spacious Bedrooms, Ensuite and Main Bathroom.

## FEATURES

- Spacious accommodation
- A rated
- Built 2019
- Space ready for attic conversion
- Large rear garden
- Gated entrances on both sides of the house
- Pedestrian entrance on one side
- Heat pump
- Fibre broadband
- Sought after development
- Ready to go
- Garden shed with electricity supply (Isolated fuse board)







### **FIXTURES & FITTINGS**

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



## ACCOMMODATION

### Entrance Hall

27'10" x 5'1"

With wooden flooring.

### Lounge

11'7" x 11'5"

With wooden flooring, solid fuel stove and feature brick mantel piece.

### Kitchen / Dining Room

14'7" x 12'6"

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

### Utility Room

10'0" x 5'11"

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

### Wet Room

9'7" x 8'0"

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

### Bedroom 1

13'10" x 11'10"

With wooden flooring and walk in wardrobe.

### Ensuite

7'4" x 6'11"

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

### Bedroom 2

11'2" x 9'7"

With wooden flooring.

### Bedroom 3

9'8" x 9'7"

With wooden flooring.

### Bedroom 4

10'0" x 9'8"

With wooden flooring.

## 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 the property is located on the right hand side identified by our For Sale Sign.

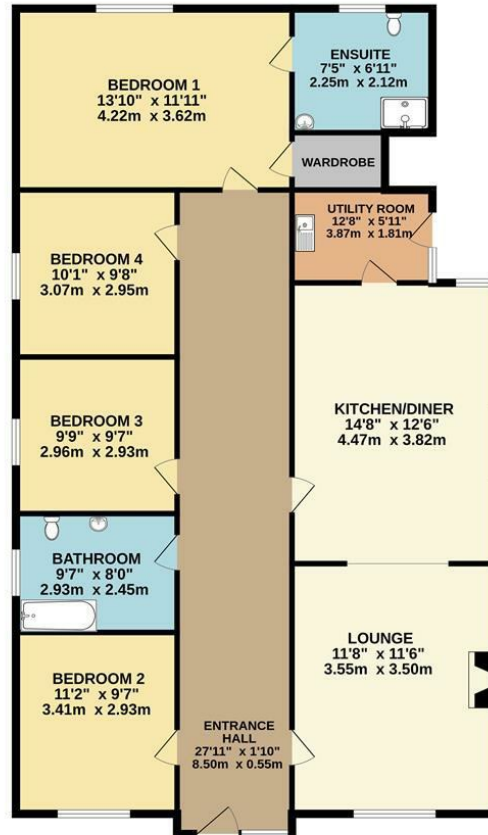
Eircode  
A82 H7Y5





# FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1184sq.ft (110.0 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.

Made with Metropix ©2025

