



Breathnach House, Kilmainham, Kells, Co. Meath A82 Y9Y3
Asking Price €485,000





A superb country residence on c.0.9 acres surrounded by beautifully landscaped and perfectly maintained private grounds which is approached by a stunning curved tarmac driveway.



Breathnach House, Kilmainham, Kells, Co. Meath A82 Y9Y3



1841.00 sq ft



4



2

INTRODUCTION

Very attractively located in pleasant countryside location very close to Kells Town in a sought after location of Kilmainham with easy access to M3 Motorway & Navan.

This magnificent property of c.1840 sq. ft. and is in immaculate condition throughout having been meticulously maintained by its current owner.

No stone has been left unturned in the décor of this property and is ready to move in.

This family home has been constructed with the best quality building materials and features high levels of insulation and all modern services were installed.

Accommodation briefly consists of an Entrance Hall, Reception Room, Kitchen / Dining, 4 double Bedrooms (Master Bedroom Ensuite) and family bathroom.

On the first floor, we have a bright open plan multi use space suitable for many uses.

The grounds are beautifully landscaped with extensive lawns and specimen shrubs providing all year-round colour and interest.

There is a large feature patio to the rear of the home also.

The property is ideally located within minutes 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 Head fort golf course is also on your doorstep 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.

ACCOMMODATION

Entrance Hall

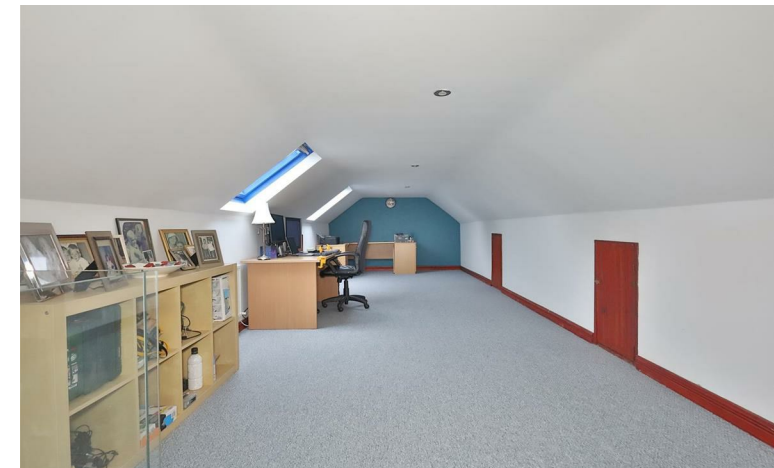
6'1" x 12'10"

With wooden Floor

Reception Room

14'2" x 13'0"

With wooden Floor and feature fireplace.







Kitchen / Dining Room

21'7" x 10'11"

With tiled floor, floor to ceiling kitchen units, integrated cooker. Patio doors to rear garden.

Bedroom 1

15'7" x 9'4"

With carpet flooring.

Ensuite

8'11" x 3'11"

Fully tiled, modern shower, w.c. and w.h.b.

Bedroom 2

12'9" x 8'7"

With carpet flooring and built in wardrobe.

Bedroom 3

8'7" x 8'6"

With wooden flooring and built in wardrobe.

Bedroom 4

11'1" x 8'6"

With wooden flooring and built in wardrobe.

Bathroom

6'9" x 9'4"

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

Multi Purpose Room

47'10" x 16'11"

With carpet flooring.

FIXTURES & FITTINGS

The sale includes all flooring, kitchen appliances & garden shed. Furniture open to an offer on request.

FEATURES

- Stunning property
- Mature Private Site of c0.9 acres
- Turnkey condition
- Great location
- Close to M3 motorway
- Patio area
- Beautiful manicured lawns
- Bright & Spacious Living Accommodation of c.1841 sq. ft.

DIRECTIONS

EIRCODE: A82 Y9Y3



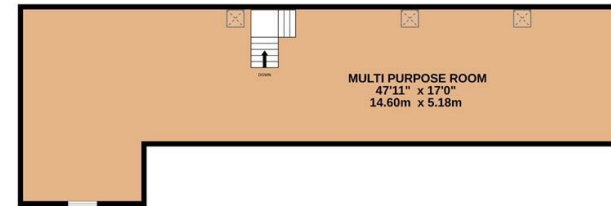


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1841sq.ft. (171.0 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

