

— T&J —

Gavigan



FOR SALE

AMV: €355,000

PSRA No.: 001836

**19 Carraig Mhór,
Clonmellon,
Co. Westmeath,
C15 E2C8**

BER: C2

| Description

19 Carraig Mhor is a well maintained 4 bedroom detached house in the village of Clonmellon, Co. Westmeath. Built in 2003, the property was originally the showhouse for the development and has been updated in recent years, including a new kitchen. Situated on a corner site, there are lovely views to the front and a private south-facing rear garden.

The ground floor includes an entrance hallway, living room, kitchen, dining room, guest WC, and an additional room that can be used as a playroom, study, or downstairs bedroom. Upstairs there are 4 bedrooms, master en-suite and family bathroom.

The front driveway has off-street parking and a mature lawn. To the rear, there is a large, enclosed south-facing garden. The garden is low maintenance and features composite decking, raised beds, and decorative shale, providing a great outdoor entertainment and relaxation space.

The property is within walking distance of local shops, a primary school, and other amenities. The N52 provides good road access to nearby towns and the M3 motorway. Early viewing is advised.

| Location

Located just off Clonmellon's characterful Main Street, this property offers village convenience - shops, a primary school, cafés, and community amenities are all within easy walking distance. The monthly farmers' market adds to its rural charm and community appeal.

Clonmellon benefits from being on the N52, offering easy access to the M3 motorway and excellent commuter links to Kells, Navan, Dublin, and beyond.

| Features

- Spacious 4 bedroom detached located on a corner site in an awarding winning estate.
 - Additional study/ bedroom downstairs.
 - The property has pumped cavity wall insulation and an insulated attic.
 - South facing rear garden, maintenance free.
 - Walking distance to shops, school and all local amenities.
 - Distance to Kells 13km; Delvin 9km; Mullingar 29km.
 - M3 motorway 10km; Dublin 68km (50 mins.)
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| Accommodation

Entrance Hall: Tiled flooring

Living Room: Bay window to front, open fireplace, coving. 3.8m x 5.7m

Kitchen: Open plan kitchen dining area. Located to the rear with sliding doors to the patio and garden. Fully fitted kitchen with island, integrated oven, hob, microwave, dishwasher. 8.5m x 2.9m + 2.7m x 1.4m

Playroom/Study/Ground Floor Bedroom: To front. 2.5m x 4.6m

Utility Room: Off kitchen, door to side. Tiled flooring. American style fridge and washing machine included. 2.5m x 1.9m

Guest w.c.: whb and wc. 1.3m x 1.2m

Bedroom 1: To front. Fitted wardrobes. 2.7m x 4.39m

Ensuite: whb, wc, electric shower. 1.6m x 2m.

Bedroom 2: To front. Fitted wardrobe. 2.6m x 2.3m

Bedroom 3: To rear. 2.75m x 4m.

Bedroom 4: To rear. Fitted wardrobe. 2.6m x 4m.

Bathroom: Shower, whb, wc. Vanity unit with storage, fully tiled. To side. 2.3m x 1.6m.

Hotpress.









| Services

Water: Mains
Sewerage: Mains
Heating: OFCH

| Inclusions

Fixtures & Fittings

| Viewing

By appointment

Contact Negotiator:
Cara Gavigan /Nessa Fitzsimons

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Newmarket Street,
Kells,
Co. Meath,
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| Directions

Turn right onto Carraig Mhór from
Clonmellon Main Street. Continue
straight. The property is on the left
hand side.

See sign. Eircode C15 E2C8



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