

— T&J —

Gavigan



FOR SALE
AMV: €130,000

**2 Suffolk Street,
Kells,
Co. Meath,
A82 Y6F8.**

BER: D1

| Description

An opportunity to acquire a one bedroom mid-terraced house, c.49 sq.m in the heart of Kells town centre. Situated on Suffolk Street, this property is a short walk from shops, schools, cafés, and all local amenities — offering the convenience of town centre living.

The accommodation comprises an entrance hall, living room, kitchen, 1 bedroom and a shower room. The property offers excellent potential to modernise and remodel to suit your needs. Purchasers may also be eligible to apply for the Vacant Property Refurbishment Grant, subject to approval.

This property could make an ideal rental investment or a convenient town residence.

| Location

The property is located in Kells town centre and within easy access to the M3. Kells is a heritage town with excellent schools both primary and secondary; many sporting facilities to include golf, swimming, football; award winning restaurants, shops, hotel, pubs and a thriving local community.

The Hinterland Book Festival and the Samhain Festival of Food & Culture are located in Kells and are examples of what's on offer locally.

| Features

- Scope to modernise and remodel (subject to planning permission)
 - Potentially eligible for the Vacant Property Refurbishment Grant
 - Excellent central location in Kells town
 - Close to the M3 making it ideal for both commuters and local residents. Approximately 35 minutes' drive to Dublin's M50
 - Close to excellent schools and sports facilities
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| Accommodation

GROUND FLOOR

Entrance Hall: Door to front.

Living Room: To front. 2.39m x 3.59m

Kitchen: To rear. Door to yard. 2.65m X 4.39m

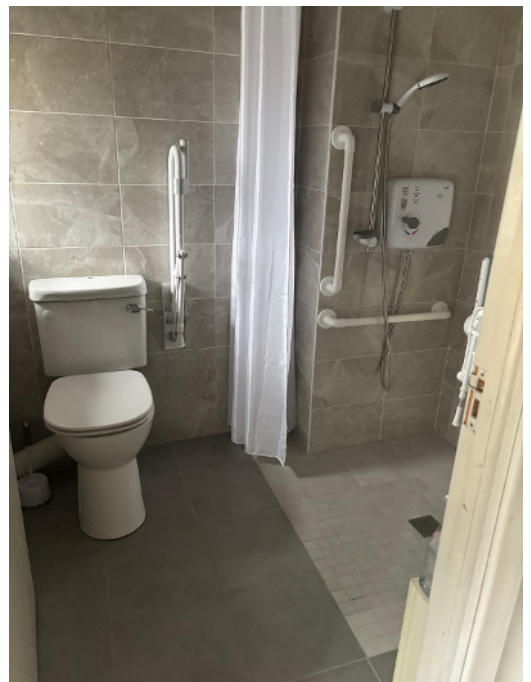
FIRST FLOOR

Bedroom 1: To front. 2.93m x 4.44m.

Shower room: Shower, w.h.b. and w.c. 1.67m X 2.16m

OUTSIDE

Small enclosed yard



| Services

Water: Mains
Sewerage: Mains
Heating: Gas

| Viewing

By appointment

Contact Negotiators:
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| Inclusions

Fixtures & Fittings

| Directions

As you travel down Suffolk St, from Newmarket Street the property is the second property on the left hand side. See Sign.
Eircode A82 Y6F8.



DISCLAIMER: These particulars are issued on the understanding that all negotiations concerning the property are conducted through T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information only and do not form part of any contract.