

FOR SALE

FROM €340,000



MILL VIEW, KELLS, CO. MEATH

MILL VIEW IS A NEW DEVELOPMENT OF A RATED, CLASSICALLY DESIGNED 3 & 4 BEDROOM HOMES SET IN THE VIBRANT HERITAGE TOWN OF KELLS, CO. MEATH.

HUGH MORRIS
ALLIANCE AUCTIONEERS

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MILL VIEW IS A DEVELOPMENT OF A RATED, CLASSICALLY DESIGNED HOMES SET IN THE HEART OF THE VIBRANT HERITAGE TOWN OF KELLS, CO. MEATH. OFFERING SPACIOUS 3 & 4 BEDROOM OPTIONS, WITH A WIDE RANGE OF HIGH QUALITY INTERNAL AND EXTERNAL FEATURES, THESE HOMES LEND THEMSELVES TO EASY MAINTENANCE AND A RELAXED MODERN LIFESTYLE.

HOMES:

HOMES IN MILL VIEW OFFER A RICH MIX OF BRICK AND RENDER FINISHES COMBINED WITH CLASSICAL DESIGN THAT EMBODIES STYLE AND QUALITY. THESE A RATED 3 AND 4 BEDROOM HOMES HAVE BEEN CLEVERLY DESIGNED TO OFFER GENEROUS LAYOUTS COMBINED WITH HIGH SPECIFICATION AND FINISHES THROUGHOUT.

3 BEDROOM SEMI DETACHED, EXTENDING TO C 1165SQFT / 108.23SQM
(WITH OPTION FOR FUTURE ATTIC CONVERSION, C270SQFT / 25SQM).

4 BEDROOM SEMI DETACHED, EXTENDING TO C 1435SQFT / 133.32SQM.

4 BEDROOM DETACHED, EXTENDING TO C. 1507SQFT / 140SQM.

LOCATION:

THE HISTORIC TOWN OF KELLS IS SITUATED ON TWO NATIONAL LINKS IN THE GREATER DUBLIN AREA — M3 MOTORWAY/N3 KELLS TO CAVAN ROAD AND N52 MULLINGAR/DUNDALK ROAD. MILL VIEW IS WELL POSITIONED, BEING JUST MINUTES FROM JUNCTION 10, M3 MOTORWAY AND N52 MULLINGAR/DUNDALK ROAD. A SHORT WALK TAKES YOU TO KELLS TOWN CENTRE, WHICH IS SERVICED BY REGULAR BUSES TO DUBLIN CITY CENTRE AND BEYOND. MILL VIEW IS A TRULY GREAT LOCATION FOR THOSE WHO HAVE TO MAKE THE DAILY COMMUTE.

OWNERS OF HOMES IN MILL VIEW ARE IN THE HEART A HISTORIC HERITAGE TOWN, IN THE BOYNE VALLEY REGION AND HOME TO THE BOOK OF KELLS. THE TOWN OFFERS SOME OF THE BEST SCENERY AND HERITAGE SITES THE COUNTRY HAS TO OFFER. ENJOY SCENIC WALKS AND ANGLING AVAILABLE ALONG THE RIVER BLACKWATER, EXPLORE THE SPIRE OF LLOYD SITE AND LOUGHCREW MEGALITHIC CAIRNS HERITAGE SITE, EXPERIENCE THE GIRLEY BOG ECO WALK AND THE NEW BOYNE VALLEY TO LAKELANDS VALLEY GREENWAY! SPORTING ENTHUSIASTS ARE SPOILED FOR CHOICE, FROM THE LUSH FAIRWAYS OF THE HEADFORT GOLF CLUB, AN OUTSTANDING 36 HOLE CHAMPIONSHIP GOLF COURSE, TOGETHER WITH LOCAL GAA, HURLING, RUGBY, RUNNING CLUBS AND SWIMMING POOL.

KELLS IS HOME TO A VARIETY OF ARTISAN SHOPS, EATERIES AND HOSPITALITY VENUES. THERE ARE A NUMBER OF GROCERY OUTLETS AVAILABLE AND DESTINATION LOCATIONS SUCH AS PARK RI AND EUREKA HOUSE & GARDENS. THERE IS A WIDE RANGE PRIMARY AND SECONDARY SCHOOL OPTIONS AVAILABLE, BOTH PRIVATE AND PUBLIC, WITH A NUMBER OF CRECHE AND JUNIOR SCHOOL FACILITIES ALSO AVAILABLE.

NEW HOME WARRANTY

ALL HOMES ARE COVERED BY A 10 YEAR HOMEBOND STRUCTURAL GUARANTEE.

4 BEDROOM DETACHED



ACCOMMODATION EXT. TO C. 1507SQFT / 140SQM
A RATED, ENERGY EFFICIENT HOME
DUAL ASPECT ROOMS
TWO ENSUITE BEDROOMS
MODERN FITTED KITCHEN& TILED SPLASHBACK
BUILT IN WARDROBES IN TWO BEDROOMS
UNDERFLOOR HEATING (GROUND FLOOR)
COBBLELOCK DRIVEWAY
REAR GARDEN, LEVELLED & SEEDED
BLOCK BOUNDARY WALLS
WIRED FOR EV CHARGING POINT

ASKING PRICE: €405,000

4 BEDROOM SEMI DETACHED



ACCOMMODATION EXT. TO C. 1435SQFT / 133.32SQM
A RATED, ENERGY EFFICIENT HOME
TWO ENSUITE BEDROOMS
MODERN FITTED KITCHEN& TILED SPLASHBACK
BUILT IN WARDROBES IN TWO BEDROOMS
UNDERFLOOR HEATING (GROUND FLOOR)
COBBLELOCK DRIVEWAY
REAR GARDEN, LEVELLED & SEEDED
BLOCK BOUNDARY WALLS
WIRED FOR EV CHARGING POINT

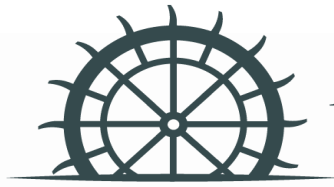
ASKING PRICE: €370,000

3 BEDROOM SEMI DETACHED



ACCOMMODATION EXT. TO C. 1165SQFT / 108.23SQM
A RATED, ENERGY EFFICIENT HOME
MASTER BEDROOM ENSUITE
WITH OPTION FOR FUTURE ATTIC CONVERSION
MODERN FITTED KITCHEN& TILED SPLASHBACK
BUILT IN WARDROBES IN TWO BEDROOMS
UNDERFLOOR HEATING (GROUND FLOOR)
COBBLELOCK DRIVEWAY
REAR GARDEN, LEVELLED & SEEDED
BLOCK BOUNDARY WALLS
WIRED FOR EV CHARGING POINT

ASKING PRICE: €340,000

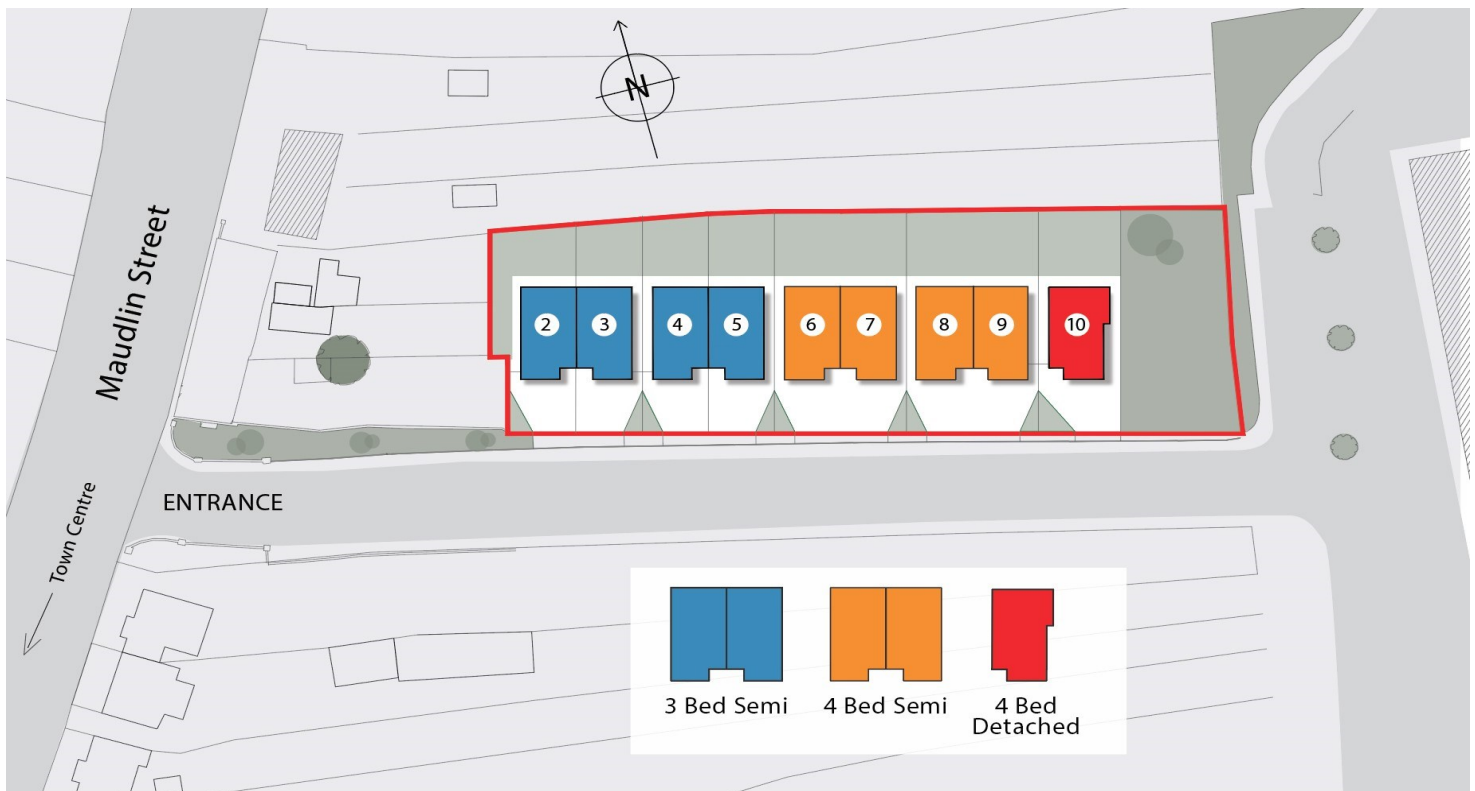


MILL VIEW

KELLS, CO. MEATH

FEATURES:

- QUALIFIES FOR THE HELP TO BUY SCHEME & FIRST HOME SCHEME
 - GENEROUSLY PROPORTIONED 3 & 4 BEDROOM HOMES
- EACH HOME IS COVERED BY THE HOMEBOND 10 YEAR STRUCTURAL GUARANTEE
 - A RATED, ENERGY EFFICIENT / COST EFFECTIVE HOMES
 - HIGH QUALITY SPECIFICATION & FINISHES THROUGHOUT.
 - 4 BEDROOM HOMES WITH TWO ENSUITE BEDROOMS
- ALL HOMES WITH MODERN FITTED KITCHEN & BUILT IN WARDROBES IN TWO BEDROOMS
 - ALL HOMES WIRED FOR EV CHARGE POINT
 - SUPERB LOCATION & TRANSPORT LINKS



SOLE SELLING AGENT HUGH MORRIS ALLIANCE AUCTIONEERS

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