



12 Main Courtyard, Headfort Demesne, Kells, Meath

Asking Price: €295,000



DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

DNG O'DWYER ARE PRIVILEGED TO BRING TO THE MARKET THIS STUNNING 2 BEDROOM TOWNHOUSE IN THE EXCLUSIVE HEADFORT DEMESNE.

ACCOMMODATION

Living/Dining room 4.8m x 4.6m (15'9" x 15'1").

Kitchen 3.4m x 1.5m (11'2" x 4'11").

Entrance Hall Area 1.6m x 1.2m (5'3" x 3'11").

Guest WC 2.5m x 1.1m (8'2" x 3'7").

Landing 3.5m x 1.8m (11'6" x 5'11").

Bedroom 1 4.8m x 3.4m (15'9" x 11'2").

Ensuite Bathroom 2.8m x 2.4m (9'2" x 7'10").

Bedroom 2 2.8m x 3.2m (9'2" x 10'6").

Ensuite Bathroom 3.5m x 1.7m (11'6" x 5'7").

KEY FEATURES

- This is a two bedroom Courtyard property c. 93.13 sq. m located in the Main Stone Courtyard on one of Ireland's finest estates, Headfort Demesne, Kells - Just 10 minutes to Navan. The property consists of living / dining room, kitchen, 2 bedrooms, both with ensuite bathrooms and guest WC. This property has period features such as the courtyard clock, carriage arch and private east facing garden to the rear. The property also comes with 2 parking spaces to the rear.
- The Main Courtyard was constructed c.1770 with natural stone walls with yellow brick dressings to openings. It forms part of many period features of Headfort Demesne, Kells.
- No 12, The Main Courtyard has been creatively designed and styled with bright accommodation and has been recently redecorated. The property looking onto a parterre garden to the front and





mature gardens to the rear. It has plenty of character with high ceilings throughout, creating an overall effect of a cosy and stylish home. Serviced include mains water supply and electric heating. There is also an active management company to manage open areas with a management fee of 960 euros per annum.

- The Property is within walking distance of Kells Town. Kells is a heritage town situated one hour drive north west from Dublin City, 10 minutes from Navan town, 45 minutes from Dublin Airport Via M3 Motorway and a 2 hour drive from Belfast. It is serviced well by travel links such as the 109, 109A, 109X to Dublin Areas.
- Headfort Golf course and club is located in Headfort Demesne and within walking distance of the property. The club has a restaurant and bar open 7 days a week. There is also an active Bridge Club, Coral society and dancing classes run from the Golf club.
- Headfort Montessori is located within walking distance of this property in Headfort House. The Montessori caters for young children from 3 to 5 years and runs the government funded ECCE program for young children. Headfort School is an internationally renowned Preparatory School catering for children from 5 to 13 years of age.
- Other facilities include fishing from the Blackwater which runs through the estate. There is also a really good Tennis club in Kells Town.
- The town of Kells which is famous for the Book of Kells, is a heritage town which has lots of vibrant cafes, restaurants and shop with excellent schools and sporting facilities. Kells is also a thriving town which hosts many festivals and music events.

BER DETAILS

BER: Exempt

BER No: n/a

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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