

1 Elm Grove, Kells, Co. Meath

A82E9P8

Asking Price: €250,000

4

2

Sq m
119.0

DOUGLAS NEWMAN GOOD
DNG
O'DWYER

DESCRIPTION

DNG O'DWYER ARE EAGER TO BRING TO THE MARKET THIS SPACIOUS 4 BEDROOM SEMI DETACHED REQUIRING REFURBISHMENT. LOCATED IN AN ESTABLISHED AND QUIET LOCATION CLOSE TO KELLS TOWN CENTRE.

ACCOMMODATION

Entrance Hall *3.9m x 2.0m (12'10" x 6'7")*.

Sitting Room *4.6m x 4.3m (15'1" x 14'1")*.

Kitchen *3.4m x 3.3m (11'2" x 10'10")*.

Living Room *3.4m x 3.4m (11'2" x 11'2")*.

Utility Room *4.3m x 2.4m (14'1" x 7'10")*.

WC *1.4m x 1.0m (4'7" x 3'3")*.

Landing *3.9m x 1.6m (12'10" x 5'3")*.

Bedroom 1 *3.9m x 3.6m (12'10" x 11'10")*.

Bedroom 2 *4.2m x 2.7m (13'9" x 8'10")*.

Bedroom 3 *3.6m x 2.7m (11'10" x 8'10")*.

Bedroom 4 *2.3m x 2.4m (7'7" x 7'10")*.

Shower Room *2.4m x 1.5m (7'10" x 4'11")*.

Integrated Garage *4.9m x 2.4m (16'1" x 7'10")*.







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KEY FEATURES

• Offering 119 sq m of accommodation, this semi-detached house in Kells County Meath presents an appealing opportunity for buyers seeking space, practicality and value.
• The four-bedroom layout is complemented by two reception room and two bathrooms, providing a versatile setting for everyday living and time spent with family or guests.
• Described as affordable, convenient, secluded and quiet, the property offers a balance of accessibility and privacy.
• Whilst liveable, this property requires some cosmetic refurbishment to maximise the potential of the property.
• The property also retains a spacious integrated garage that is suitable for storage or the potential of conversion for additional living space.
• Outside, the garden provides space to enjoy the open air, while off-street parking adds everyday convenience.
• Oil Fired Central Heating
• Mains Water Supply
• Mains Sewerage
• Year of Construction : 1978
• With its generous accommodation and useful outdoor features, this second-hand home is well suited to a range of buyers, including families and those looking for a property with enormous potential
• Set in County Meath, this is a welcoming prospect for anyone seeking a comfortable home with a quiet, secluded feel and the convenience of a town setting.

BER DETAILS

BER: E
BER No: 102415866
Energy Performance Indicator: 312.54 kWh/m2/yr

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:
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PSL No. 1558

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