

— T&J —

Gavigan



FOR SALE

AMV: €390,000

**Williamstown,
Kells,
Co. Meath.
A82F9C7**

PSRA No.: 001836

BER: D2

| Description:

Situated in the sought-after area of Williamstown, just outside Kells, this detached four-bedroom 1970s bungalow is ideal for families or anyone seeking a single storey home in a peaceful yet well connected setting. It offers generous outdoor space and plenty of potential to extend, modernise and make it your own. Floor space c. 142 sqm

Accommodation includes - Entrance Hall, Sitting Room, Dining Room, Kitchen, Guest w.c., 4 Bedrooms, Bathroom and attached garage.

| Location:

The property is located c. 5 mins. from Kells town centre and c. 30 mins. to Dublin's M50.

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:

- Double glazed windows throughout.
- Attached garage ideal for storage , while also offering the potential to convert into further living accommodation, SPP.
- Generous outdoor space - a mature garden with off-street parking to the front and a large lawned garden to the rear.
- This spacious site provides plenty of potential to extend the living space, with a gorgeous garden aspect.
- Excellent schools and sports facilities close by.
- Walking distance to Kells along footpath.
- Easy access to the M3 motorway.



| Accommodation

Entrance Hall: Cloakroom and Sunroom/front porch.

Sitting room: Front of property. Open fireplace.

Dining room: To rear. Open fire.

Kitchen: To rear. Fitted in 2017. Integrated dishwasher. Hob, Double oven, fridge/freezer.

Guest w.c.: w.c., w.h.b.

Bedroom 1: To front and side. Main bedroom and fully carpeted . Access to fully tiled en-suite with mains shower, w.c., w.h.b.

Bedroom 2: To rear. Twin room and carpeted.

Bedroom 3: To rear. Double room and carpeted.

Bedroom 4: To rear. Twin room and carpeted.

Bathroom: Bath with shower attachment, w.h.b., and w.c.

Attached garage.

Storage shed to rear.





Floor Plan





| Services

Water:Mains

Sewerage: Septic Tank

Heating: OFCH

| Viewing

By appointment

Contact Negotiators:
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| Inclusions

Fixtures & Fittings

| Directions

From Kells travel along N52 route Ardee/Dundalk. Continue straight through the M3 by-pass roundabout following the sign for the N52/ Dundalk for approx. 1 km. At Mullaghea Church, turn left. The property is the 5th house on the right. See sign.
Eircode :A82F9C7



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