

— T&J —

Gavigan



FOR SALE
AMV: €460,000

**Dulane,
Kells,
Co. Meath,
A82 A3XS.**

| Description

An excellent opportunity to purchase a lovely 4 bedroom property with garage located in peaceful countryside surroundings on the outskirts of Kells town.

The well maintained property features bright & spacious accommodation to include livingroom, kitchen/dining area, sittingroom, utility, guest w.c., 4 bedrooms, main ensuite & bathroom. The property c.153 sq.m is 35 years old & sits on a lovely c.1/2 acre site with beautiful views of the surrounding countryside.

Ideally located on the Moynalty Rd, c.3.4km from Kells, it is rare that such properties come on the market within easy reach of the town.

Viewing comes highly recommended.

| Features

- Walls pumped with insulation
- 2 living rooms - both with open fires
- Fitted wardrobes in 3 bedrooms
- Detached garage
- Lovely mature garden
- Quiet countryside setting
- Located on c.1/2 an acre.
- Easily accessible to Kells town & the M3 motorway

| Accommodation

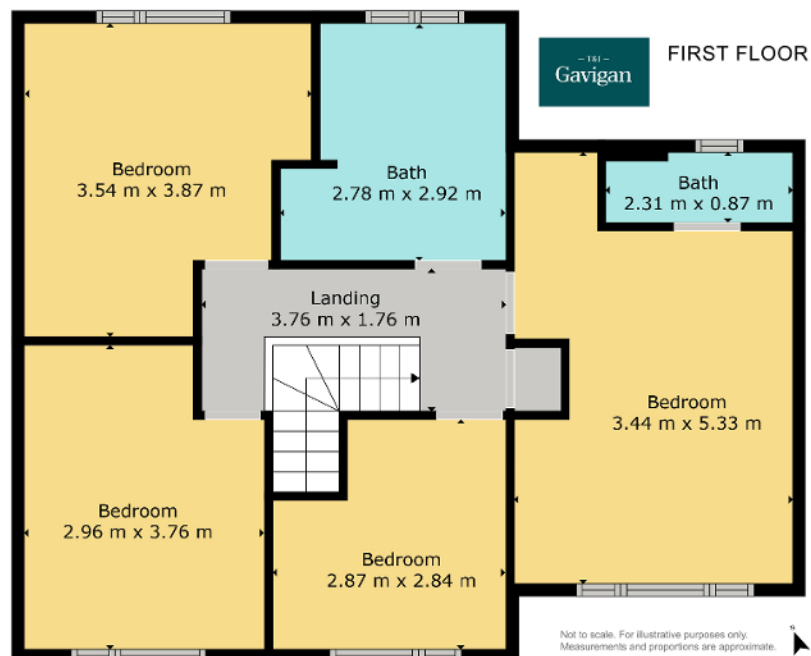
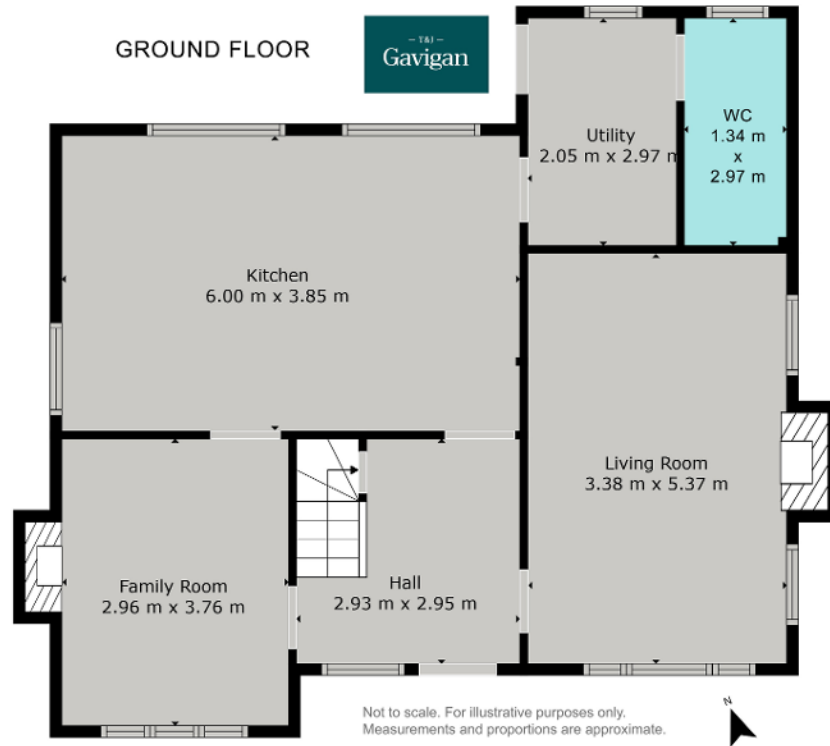
See floor plans attached.

Garage: 27.5 l x 18.5 w (outside measurements)









| Services

Water: Well

Sewerage: Septic tank

Heating: OFCH

| Viewing

By appointment

Contact Negotiators:

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| Inclusions

Fixtures & Fittings

| Directions

From Kells, travel out the Moynalty Rd. Turn right after Murray Ward Accountants, the property is located on the left hand side.

See sign. Eircode A82 A3X5



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but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose.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.