

— T&J —

Gavigan



FOR SALE
AMV:€225,000

**Bective Street,
Kells,
Co. Meath,
A82 X7Y7**

PSRA No.: 001836

BER: F

| Description

An excellent opportunity to acquire a 3 bedroom house in the heart of Kells town centre.

The property comprises 3 bedrooms, living room, a kitchen, guest w.c. and a bathroom. Ideally located, it offers great scope to modernise and with a large private garden providing potential for extension (subject to planning permission). A purchaser could avail of the Vacant Property Refurbishment Grant, subject to approval.

Situated on Bective Street, the property is just a short walk from shops, schools, cafés, and all local amenities—offering the convenience of town centre living.

Floor space approx. 102m²

** Sale subject to the consent of Meath County Council (i.e. can only be sold to a purchaser who does not own another property, and not for rental purposes)*

| Location

The property is located in Kells town centre and within easy access to the M3. 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

- Scope to extend and modernise (subject to planning permission)
 - Large garden.
 - Excellent central location in Kells town and close to shops, local amenities
 - Close to the M3 making it ideal for both commuters and local residents. Approximately 35 minutes' drive to Dublin's M50
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| Accommodation

Entrance Hall: Door to front.

Kitchen: To rear. Fitted kitchen with cooker and hotpress. 2.693m x 3.622m

Living Room: To front. Open fire and double glazed window. 3.653m x 3.644m

Guest w.c.: w.h.b., w.c. 1.426m x 0.758m

Bedroom 1: To front. 2.445m x 3.163m

Bedroom 2: To front and accessed via bedroom 1. Fireplace. 2.198m x 3.818m

Bedroom 3: To rear. 2.198m x 3.818m

Bathroom: Shower, w.h.b. and w.c. 1.779m X 2.204m

Outside:

Large garden to rear. Storage shed.







| Services

Water: Mains
Sewerage: Mains
Heating: OFHC

| Inclusions

Fixtures & Fittings

| Viewing

By appointment

Contact Negotiators:
Cara Gavigan / Nessa Fitzsimons

| Directions

As you travel down Bective St, the property is on the right hand side.
See Sign. Eircode A82 X7Y7.

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A82 YX30.

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