








An excellent 3 bedroom semi detached family home extending to c.96sq.m nicely positioned in the popular residential development Athlumney Wood.

This property benefits from a front driveway and lawn, lovely landscaped garden which is a wonderful extension to this fine house. There is a patio area leading from the patio doors to the rear garden.

44 Cedar Vale, Athlumney Wood Navan, Co. Meath C15 P02H

 1033.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property was constructed in 2010 and enjoys an excellent energy rating. Internally the property is presented in showhouse condition and boasts many modern features such as wooden flooring, modern kitchen and newly fitted bathroom and ensuite.

Located within walking distance of all local amenities in Johnstown and Navan Town Centre. The property is located 2 minutes drive from the M3 Junction 8.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

ACCOMMODATION

Entrance Hall

14'5" x 6'3"

With hardwood front door with leaded glass side panels, wooden flooring, coving and telephone point.

Lounge

10'7" x 10'6"

With wooden flooring, marble fireplace (open fire), coving, bay window and T.V.

Kitchen / Dining

17'8" x 13'5"

With tiled flooring, modern cream high gloss built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, integrated fridge freezer, integrated dishwasher, integrated utility press with space for washing machine and tumble dryer and patio door to the rear garden.

Guest w.c.

With tiled flooring, w.c., w.h.b and window.

Landing

With carpet and hotpress.

Bedroom 1

12'4" x 10'7"

With carpet, built in wardrobes and bay window.

Ensuite

7'9" x 2'10"

Newly fitted with tiled flooring, tiled walls, w.c., w.h.b. with vanity unit, shower and heated towel rail.

Bedroom 2

13'9" x 10'7"

With wooden flooring and built in wardrobes.

Bedroom 3

10'3" x 7'4"

With wooden flooring and built in wardrobes.

Bathroom

6'5" x 6'2"

With tiled flooring, tiled walls, w.c., w.h.b., bath and wall mounted mirror.

FIXTURES & FITTINGS

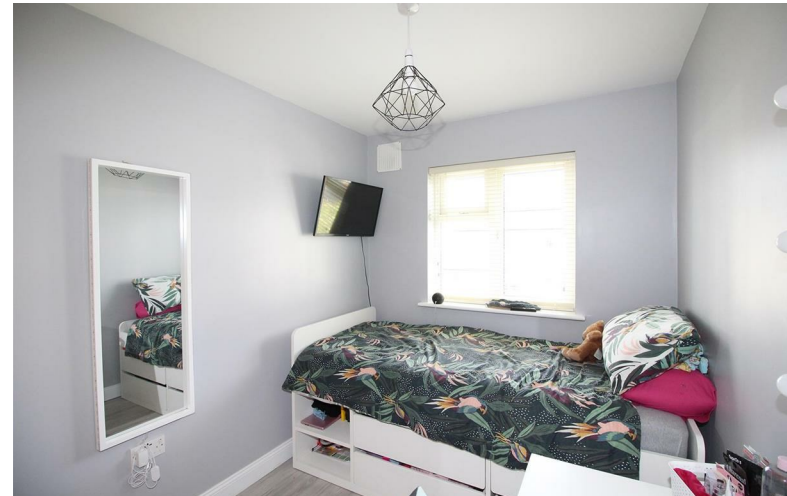
All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer and garden shed included in the sale.

FEATURES

- Very well presented throughout
- Exclusive and sought after residential area
- Dublin side of Navan close proximity to M3
- Spacious landscaped rear garden
- Garden shed
- PVC double glazed windows
- PVC fascia and soffit
- Gas central heating
- Solar panels

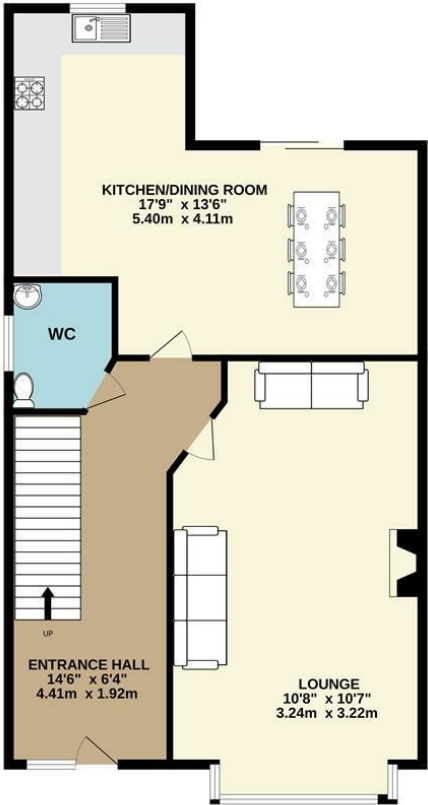
DIRECTIONS

Eircode C15 P02H

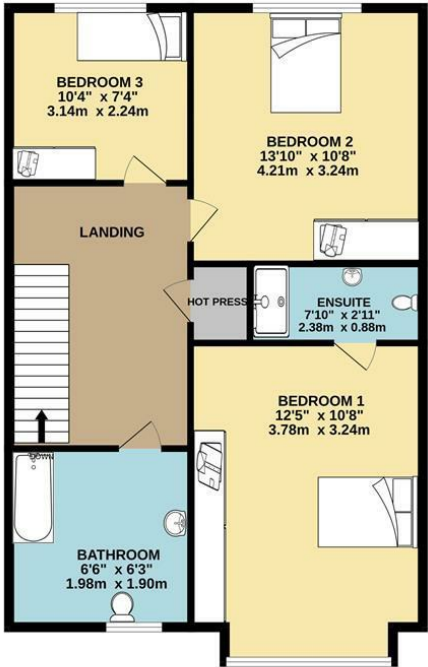


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1033sq.ft. (96.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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