




New to the market is this exceptional 4 bedroom semi detached residence with attic converted and sunroom extension to the rear extending to c. 157.91sq.m. Located in the mature residential development of Oakleigh off the Navan / Dublin Road. No 54 is nicely positioned in this quiet cul de sac of houses with a large open green to the front.

# 54 Oakleigh Navan Co. Meath, C15 PFT5

 1699.70 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is nicely proportioned and enjoys a large extension to the rear and well placed extension to the side. There is a lovely large bright lounge to the front and open plan kitchen / dining to the rear with Sunroom off. It is presented in excellent condition with high quality flooring, tiling, newly fitted kitchen, utility, wood pellet stove, fully landscaped rear garden with wooden cabin fitted with a wood pellet stove, patio area, attractive maintenance free façade, cobblelock driveway, walled in gated driveway and side access.

This property is located only minutes from Navan Town and all its amenities. Johnstown Shopping Centre is within walking distance. Oakleigh is easily accessible to the M3 at Junction 8 providing an easy commute to the City Centre.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Sunroom, large Utility, Guest W.C., 4 Bedrooms (Master Ensuite), Shower Room and Study.

## FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, fridge freezer, 2 pellet stoves, gas fire, radiator covers and garden shed are included in the sale.

## FEATURES

- Small mature residential development
- Overlooking a large green area
- Well located to the Dublin Road / Bus stop
- Exceptional interior decor
- Extension to the side and rear
- Fully alarmed
- Fully landscaped rear garden
- Wooden cabin ideal for home office or recreation
- Gated and walled in driveway
- Cobblelock driveway
- uPVC double glazed windows
- PVC fascia and soffit
- Gas Heating. Hve installed
- Zoned heating





## DIRECTIONS

From Dublin travel on the M3. Exit at Junction 8 for Navan. Travel towards Navan and turn left at the Ardboyne Hotel. Pass the Rugby Club and take the right turn into Oakleigh. Continue straight. Take a left before the large green and the property is located on the left hand side identified by our 'For Sale' board.

## ACCOMMODATION

### Entrance Hall

With upgraded PVC front door with leaded glass side inserts, wooden flooring, built in under-stairs storage, telephone point and alarm pad.

### Lounge

With wooden flooring, feature wooden fireplace with granite hearth (gas fire), coving, bay window and T.V. point.

### Kitchen / Dining

With tiled flooring, splash back tiling, modern high gloss built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan and fridge freezer.

### Sun Room

With tiled floor, recessed lights, T.V. point and patio doors to rear garden.

### Guest w.c.

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

### Utility

With tiled floor, modern high gloss wall and floor units, plumbed for washing machine and tumble dryer and door to the rear.

### Landing

With carpet and hotpress.

### Bedroom 1

With wooden flooring, built in wardrobes, telephone point and T.V. point.

### Ensuite

With tiled flooring, fully tiled walls, w.c., w.h.b. with vanity unit, heated towel rail and double shower with Mira Elite Shower.

### Bedroom 2

With wooden flooring, built in wardrobes and desk.

### Bedroom 3

With wooden flooring and built in wardrobes.

### Bedroom 4

With wooden flooring and built in wardrobes.

### Bathroom

With tiled flooring, partly tiled walls, w.c., w.h.b. with vanity unit and shower.

### Attic Study

With wooden flooring.

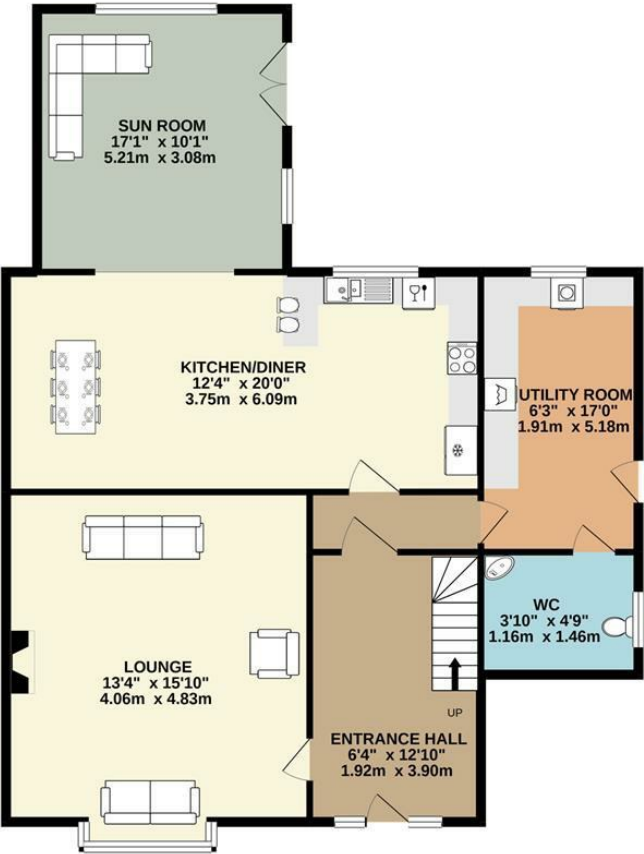
### Wooden Cabin

With patio doors, electricity and pellet stove.

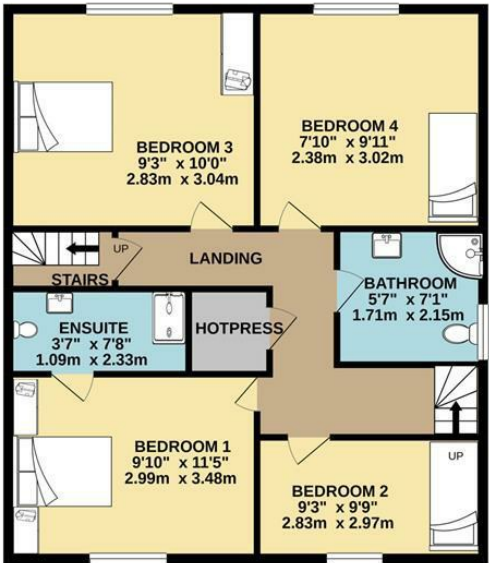


FLOOR PLAN

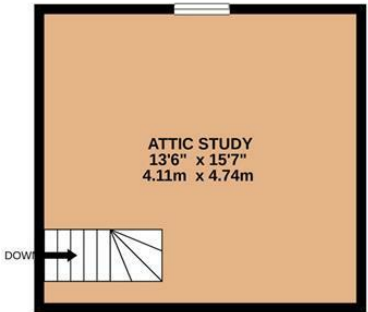
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1700sq.ft. (157.9 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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