





An outstanding 4 / 5 bedroom detached residence standing proud in a very sought after cul de sac Old Athlumney Manor. Old Athlumney Manor is a prestigious development of only six large detached residences with a lovely green to the front. The property is located on the Old Road in Athlumney, 1.5km from Navan Town Centre.



2 Old Athlumney Manor, Navan C15 H56T



1940.00 sq ft



4



4

INTRODUCTION

Presented like a showhouse this property has been maintained meticulously throughout the years. It benefits from an abundance of extra features such as a beautifully upgraded en-suite, high quality flooring throughout, plentiful storage areas, beautifully landscaped gardens with patio area, enclosed storage area to the side of the property, security systems including alarm, newly installed gas boiler and Tado smart thermostats installed throughout.

This property offers an abundance of space with 3 reception rooms in addition to a lovely large kitchen / dining room which is bright and benefits from a lovely hand painted kitchen and four large bedrooms two of which have en-suites.

This is an ideal family home with both spacious living and bedroom accommodation and all local amenities on its doorstep.

Accommodation includes Entrance Hall, Lounge, Home Office/Bedroom 5, Kitchen, Dining, Utility, Guest W.C., 4 Bedrooms (2 En-suite) and Bathroom.

LOCATION

This property enjoys excellent access to Dublin City with its close proximity to the M3, N3 and N2 routes.

FEATURES

- Exclusive development
- Exceptionally modern interior décor
- Hand painted kitchen
- Top quality tiling and sanitary ware
- Fully alarmed & monitored cameras
- Gas fired central heating (New condenser boiler)
- Tado thermostats controls (Zoning)

OUTSIDE

- Large front driveway with cobblelock driveway and mature trees
- Two side accesses
- Enclosed gated storage area to the side
- Landscaped walled in rear garden
- PVC double glazed windows
- PVC fascia and soffit
- Garden shed with electric supply







ACCOMMODATION

Entrance Hall

17'7" x 4'10"

With PVC door with glass inserts, wooden flooring, coving, storage cupboard and alarm pad.

Lounge

19'0" x 13'0"

With wooden flooring, coving, bay window, feature marble fireplace with cast iron insert and granite hearth (gas fire), TV point and double doors with glass inserts to Dining.

Home Office / Bedroom 5

14'5" x 10'7"

With wooden flooring.

Kitchen

18'4" x 17'8"

With high gloss tiled flooring, splashback tiling, hand painted built in walls and floor units, stainless steel sink unit, oven, hob, extractor fan, integrated fridge freezer, dishwasher and patio doors to the rear garden.

Dining

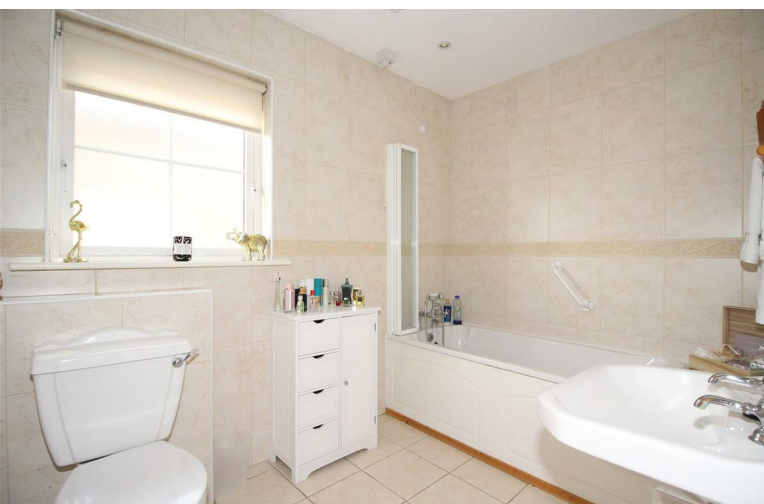
10'2" x 9'8"

With wooden flooring and patio doors to the rear garden.

Utility

10'1" x 5'8"

With tiled flooring, built in wall and floor units, stainless steel sink unit, washing machine, tumble drier and PVC door with glass insert to the rear.



Guest w.c.

5'0" x 4'9"

With tiled flooring, w.c., w.h.b. and door to large understairs storage.

Landing

With wooden flooring, storage press and hotpress.

Bedroom 1

15'8" x 11'6"

Double bedroom with wooden flooring, built in wardrobes, bay window and T.V. point.

En-Suite

6'11" x 5'10"

Newly refurbished with modern tiled flooring, tiled walls, large shower with rainhead shower head, w.c., w.h.b. with vanity unit, wall mounted shelving unit with mirror and heated towel rail.

Bedroom 2

11'10" x 11'3"

Double bedroom with wooden flooring.

En-Suite

8'7" x 4'5"

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

Bedroom 3

11'9" x 10'9"

Double bedroom with wooden flooring and built in wardrobes.

Bedroom 4

10'7" x 9'9"

Double bedroom with wooden flooring and built in wardrobes.

Bathroom

9'5" x 6'4"

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

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, washing machine, tumble dryer, CCTV cameras/monitor, Tado smart zoning system, enclosed side storage and garden shed are included in the sale.

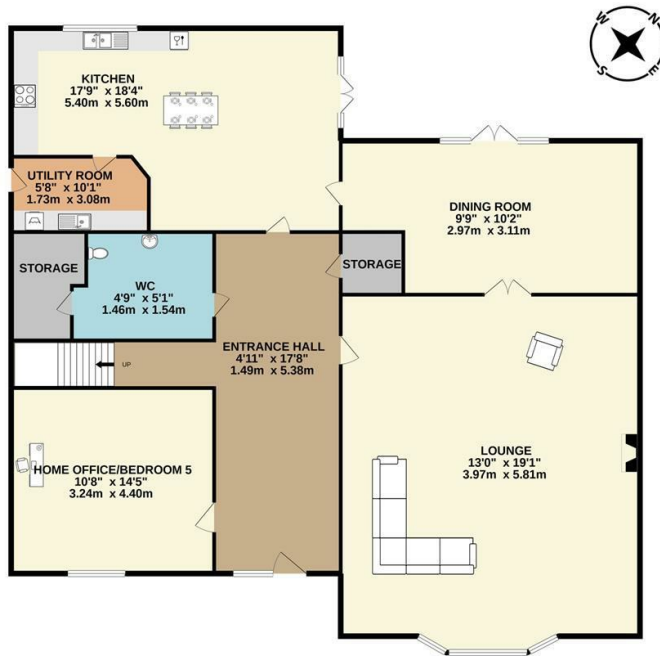
DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at junction 8 for Navan. Turn left heading for Navan Town. At the third set of traffic lights turn right. Keep right at the V in the road and take the first left onto Old Athlumney Road. Travel for 500m and turn left into Old Athlumney Manor. The property is identified by our for sale sign.

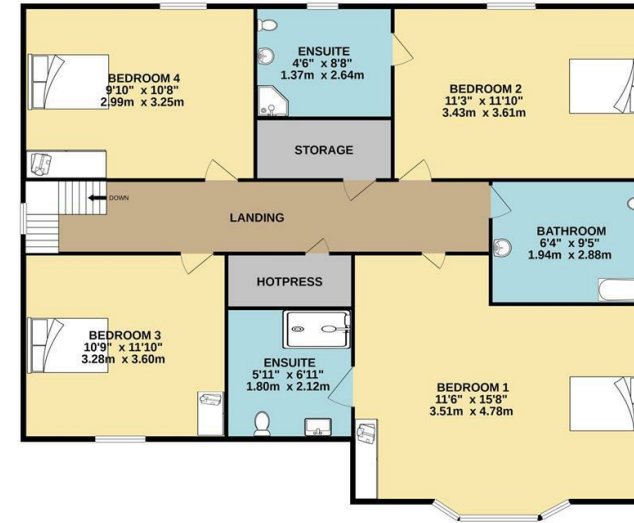


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1938sq.ft. (180.0 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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