










A most impressive 5 bedroom detached dormer bungalow extending to c. 217 sq.m. ft. perfectly positioned on c. 0.27 acres. The property is approached by a stone driveway providing ample room for parking with a gated entrance to the front and a large landscaped rear garden.



# Proudstown Navan Co. Meath, C15 E6FK

 2336.00 sq ft

 5 Bedrooms

 5 Bathrooms

## INTRODUCTION

Internally this property offers an abundance of accommodation. There is a lovely formal lounge to the front, large open plan kitchen and dining area to the rear with a sunroom offering extra space along with another reception room which is suitable for a home office / study. There are two bedrooms on the ground floor and three on the first floor.

This property offers rural living with its lovely large private garden yet has all the resources of Navan Town on its doorstep and walking distance to all the amenities in Blackcastle. Located on the R162 on the outskirts of Navan Town c. 5kms M3 motorway.

There are a host of amenities in the area to cater for the modern family's needs including GAA, rugby, golfing, fishing, horse riding not to mention the beautiful historical sites such as the Boyne Valley, Slane Castle and Newgrange. Navan is a thriving business town with a host of high street shops, excellent schools, leisure and sport facilities, restaurants and hotels.

Accommodation briefly comprises Entrance Porch, Entrance Hall, Lounge, Kitchen, Dining, Sunroom, Utility, Office / Study, 5 Bedrooms (3 Ensuite), Shower Room and Bathroom.

## FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, integrated fridge freezer, washing machine and tumble dryer are included in the sale.

## FEATURES

- Exceptional location on the outskirts of Navan Town
- Excellent access to M3 and N2 routes to Dublin
- Well maintained property
- Large landscaped rear garden
- Oil fired central heating
- Mains Water
- Private sewerage





## ACCOMMODATION

### Entrance Porch

With tiled flooring and PVC double glazed door.

### Entrance Hall

With wooden door with full glass insert.

### Lounge

With carpet, marble fireplace (gas insert) and bay window.

### Kitchen

With tiled flooring, modern cream built in wall and floor units with matching island, splashback tiling, oven, hob, extractor fan, integrated dishwasher and stainless steel sink. Open plan to

### Dining

With wooden flooring and double doors with full glass inserts to

### Sunroom

With wooden flooring, wooden vaulted ceiling and patio doors to the rear garden.

### Utility

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

### Bedroom 4

With wooden flooring.

### Ensuite

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

### Bedroom 5

With wooden flooring.

### Office / Study

With wooden flooring and bay window.



### Shower Room

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

### Landing

With wooden flooring and hotpress.

### Bedroom 1

With wooden flooring, open hanging space, feature circle window.

### Ensuite

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

### Bedroom 2

With wooden flooring and eaves storage.

### Ensuite

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

### Bedroom 3

With wooden flooring, built in wardrobe and velux windows.

### Bathroom

With tiled flooring, partly tiled walls, w.c., w.h.b. with vanity unit and corner jacuzzi bath.

## DIRECTIONS

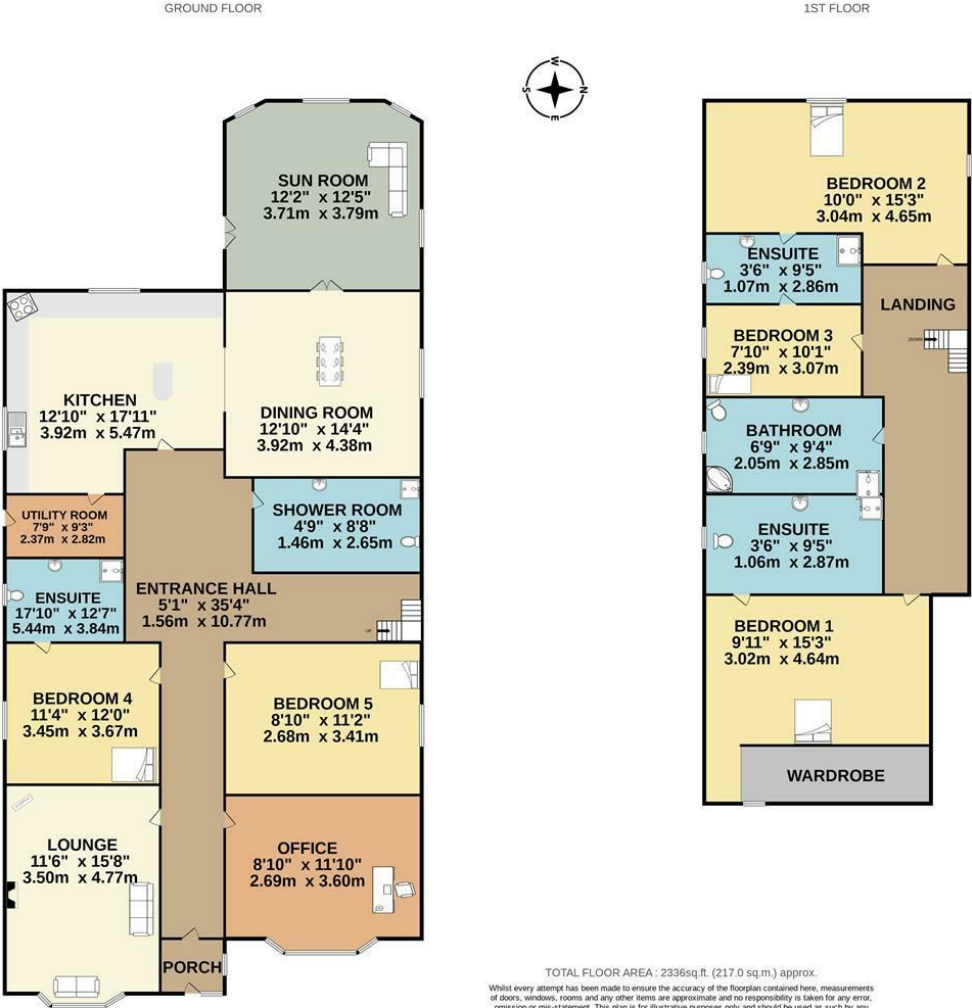
From Dublin travel along the M3 into Navan. Exit at Junction 8 for Navan. At the roundabout take the first exit for Navan Town. Travel towards Navan and at the 4th set of traffic lights turn right up Flowerhill. At the roundabout take the 2nd exit signed Kingscourt. Travel for 1.2kms and the property is located on the left hand side identified by our For Sale sign.







# FLOOR PLAN



TOTAL FLOOR AREA : 2336sq.ft. (217.0 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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