










Raymond Potterton & Co. present this detached private residence of c. 160sq m in need of complete renovation and repair in a much sought-after location at Bellinter Bridge set on c.4 Acres of Mature Woodland.



# Bellinter Bridge Navan Co. Meath C15 W1Y6

 1600.00 sq ft

 4 Bedrooms

 2 Bathrooms

The setting of this property is without doubt second to none approached by feature iron gates on a sweeping tree lined driveway and surrounded by specimen trees of many varieties providing year-round colour and interest.

The property consists of a 3 /4 Bedroom Bungalow with carport & garage that has been derelict for 5 years and in need of internal and external repair.

The property is ideally located close to Navan 6km a whole host of local amenities. The property is also within easy reach of Dublin via the M3 motorway at junction 7 or 8 which is literally minutes' drive to the property with journey times to the M50 in Dublin is approximately a 20-minute drive.

Accommodation includes Entrance Hall, Lounge (previously extended to incorporate forth bedroom), Kitchen, Living room, Sunroom, Utility Room/ W.C, Bathroom, 3 Bedrooms with master ensuite and dressing area.

This superb property is sure to attract a lot of interest and early viewing is advised.

The property will ideally be suited for a cash buyer looking for a renovation project on a stunning setting site.

## FEATURES

- Renovation Project
- c.160 sqm
- 4-acre woodland site at 'Bellinter Bridge'
- Peaceful Quiet location
- Close to Royal Tara Golf Club
- Beautiful gated front entrance
- 20-minute drive to Dublin
- Septic Tank
- Mains Water

## FIXTURES & FITTINGS

The property is sold as seen.

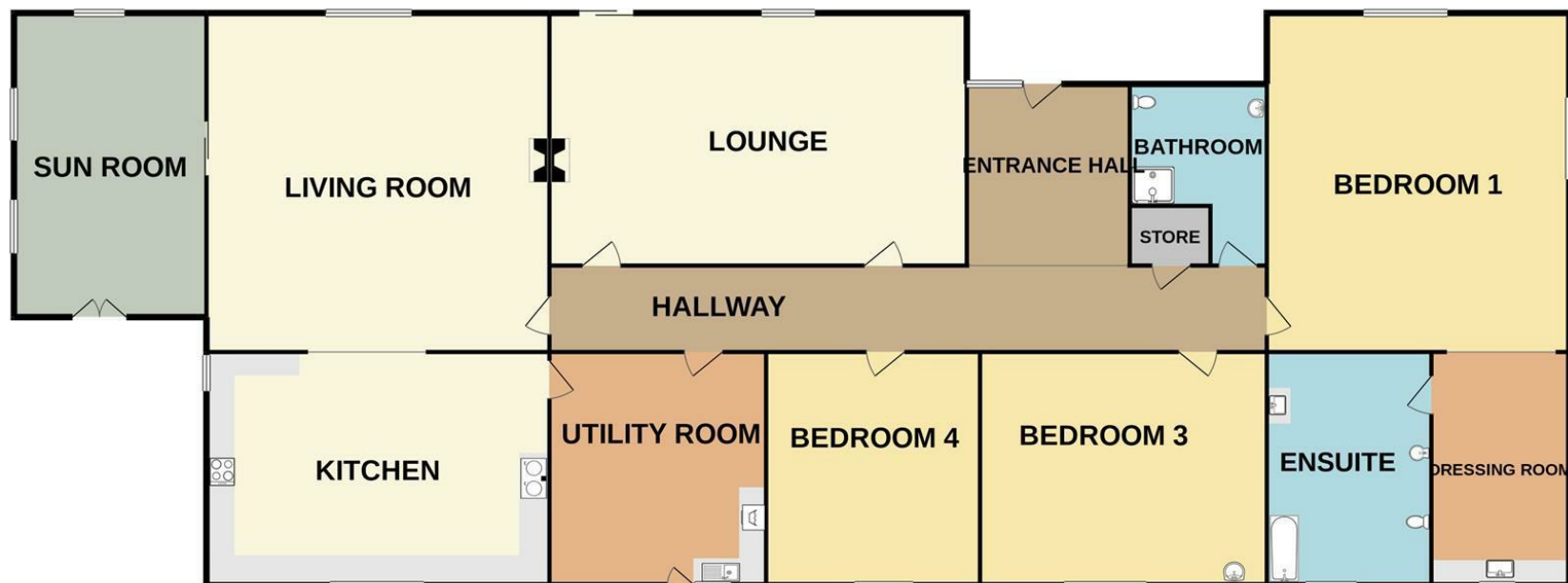
## DIRECTIONS

From Dublin take The M3 Towards Navan, Exit at Junction 7 signposted Kilmessan / Johnstown take the Navan Road and Turn Left at Tara Na Ri Pub continue for 2 Km and take the first right, take the next left and the property is located on your left-hand side identified by our for-sale sign.



## FLOOR PLAN

### GROUND FLOOR



TOTAL FLOOR AREA : 1722sq.ft. (160.0 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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