








A superb residence extending to c. 1700sq.ft. overlooking the River Boyne on c. 0.81 acre site situated on the highly desirable Dublin road. The location of the property is second to none within walking distance to Navan Town Centre but with the peace and charm of countryside living.

This wonderful property is surrounded by impeccably landscaped gardens and is maintained to an exceptional standard. This family home has been constructed to a very high standard and features spacious & bright living over two floors.

Dublin Road Navan Co. Meath C15P2CA

 1700.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

Accommodation briefly consists of an entrance hall, large bright reception room, fully fitted kitchen, three bedrooms (master ensuite), bathroom, two multi use rooms ready for fit out to the new buyer's desire. To the outside of the property there is a large garage and adjoining stables surrounded by lawns mature trees patio area and not to mention the view of the River Boyne in your back Garden.

The property boasts of peaceful surroundings hidden away from the main road and not overlooked from the rear. This magnificent residence is sure to generate a lot of interest due to its location on the Dublin road and is within walking distance to Navan.

The property is close by to excellent amenities including, schools, shopping, Royal Tara golf club, heritage sites, swimming pool/gyms, and an abundance of restaurants/ bars in Navan town centre .

Dublin is accessible within 35 minutes and the property is located within a few minutes' drive to the M3 Motorway Junction 8.

The bus stop is within a stones throw of the property with a regular commuter service to Dublin.

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven and hob are included in the sale.

FEATURES

- Mature Private Site extending c. 0.81 Acre on the banks of the Boyne
- Excellent location
- Stunning property
- Spacious living accommodation
- Garage & stables
- Stunning gardens with manicured lawns & hedgerow
- Walking distance to Navan town
- Close to all amenities
- Bus Stop within a 2 minute walk





ACCOMMODATION

Entrance Hall

Feature entrance hall with wood flooring, front door with glass side panels, coving.

Reception Room

Feature fireplace, front & side facing windows offering pleasant views of the grounds, carpet to foot, TV point, door to living room, coving.

Kitchen

Fully fitted kitchen with built in oven and hob, wood flooring, tv point.

Utility Room

Stainless steel sink, storage unit, vinyl flooring.

Hallway

Wood flooring feature wall lighting, window to rear over looking river.

Master Bedroom

Carpet to foot, built in wardrobes, tv point.

En-Suite

Fully Tiled with, w.c, whb and shower.

Bedroom 2

Carpet to foot & sink.

Bedroom 3

Carpet to foot.

Bathroom

With w.c., w.h.b., bath and wood flooring.

LOWER GROUND FLOOR

Multi Use Room 1

Painted and ready for fitout door to rear.

Multi Use Room / Bedroom 4

DIRECTIONS

From Dublin travel along the M3 towards Navan. Exit at junction 8 for Navan South. Continue for c. 1km to the roundabout and take the left towards Navan Town the property is located c. 1km on the right-hand side before the Ardboyne Hotel and can be identified by our for-sale sign

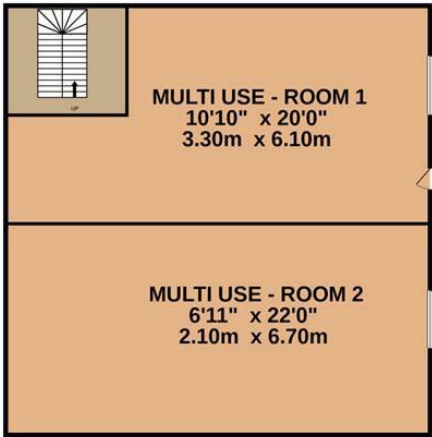
FURTHER DETAILS

Contact Darren Whelan on 046 9027666.

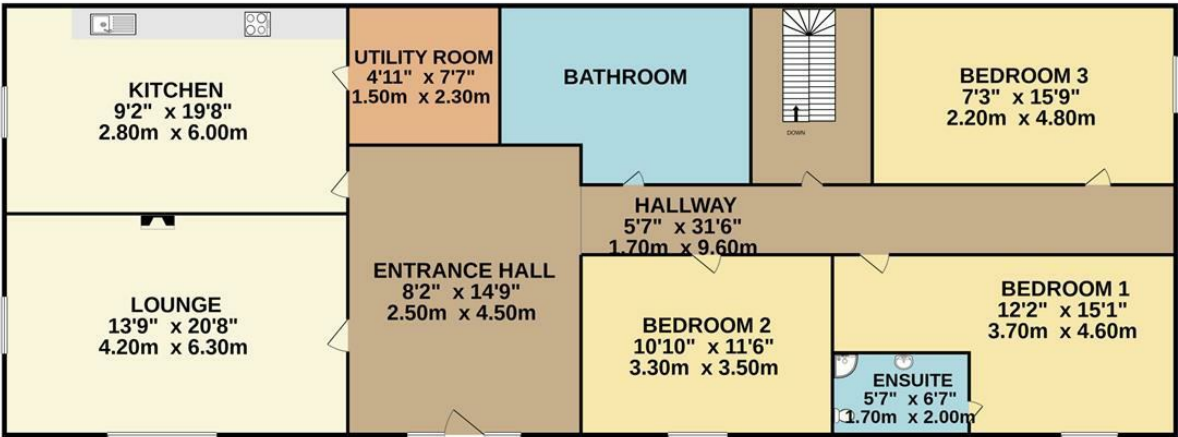


FLOOR PLAN

LOWER GROUND FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 1701sq.ft. (158.0 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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