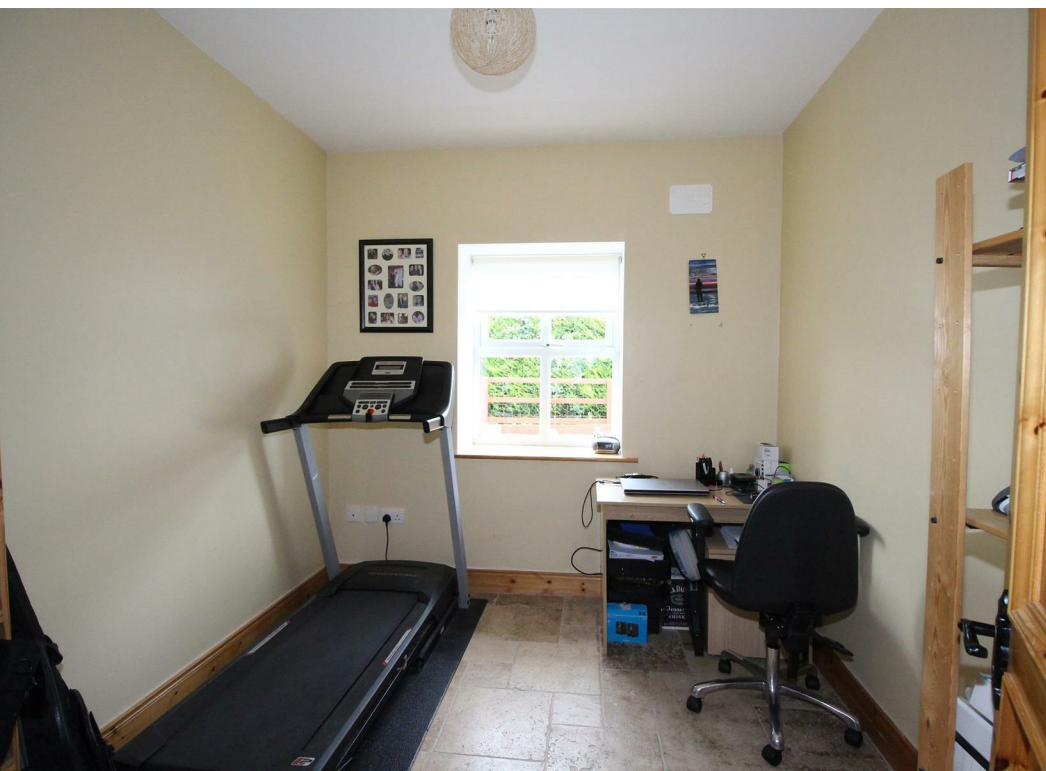






This is a most impressive four bedroom detached dormer bungalow extending to c.230sq.m on a lovely private site of c. 0.3 acres.

This property has been cleverly extended and whilst keeping the lovely stone façade and red brick surrounds on the windows the property has been extended to the rear and benefits from a very impressive front entrance which is privately positioned.



Jamestown, Bohermeen Co. Meath C15 WOX5



2476.00 sq ft



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INTRODUCTION

This property has been extended into a fine family home. There is a very attractive gated entrance and tarmac driveway to the front with raised flowerbeds all of which are designed for low maintenance. To the rear there is a lovely patio area ideal for entertaining, mature raised landscaped gardens all of which are surrounded by mature hedging offering plenty of privacy and a detached garage.

Internally the Cottage as it is known is presented in excellent condition and boasts many features such as entrance with double height vaulted ceilings, top quality kitchen, granite worktops, modern tiling and sanitary ware and dual heating. The accommodation is extremely spacious and ideal for family living. The ground floor boasts lots of accommodation with a bright double height Entrance Hall, large Kitchen / Dining with spacious lounge off, another large Reception room along with a Bedroom, Office, Shower Room and Utility. On the first floor is three fine sized Bedrooms one of which has an ensuite and Bathroom.

Excellent location close to Bohermeen Village with easy access to Athboy, Kells, Navan and Trim. 10 kms Navan Town and M3. Easy access to City Centre via M3.

Accommodation includes Entrance Hall, Kitchen / Dining, Utility, Lounge, Reception, 4 Bedrooms (Main Ensuite), Office, Shower Room and Bathroom.

FEATURES

- Attractive dormer bungalow residence on a private site with mature hedgerow
- Gated entrance
- Tarmac driveway
- Patio area with raised landscaped gardens
- PVC double glazed windows
- PVC fascia and soffits
- Fully alarmed
- Spacious living and bedroom accommodation
- Detached garage

OUTSIDE

- Private well
- Septic Tank
- Geo thermal underfloor heating downstairs
- Solid fuel central heating and radiators upstairs

FIXTURES & FITTINGS

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







ACCOMMODATION

Entrance Hall

16'9" x 14'4"

Double height entrance flooded with light with tiled flooring, PVC door with feature window and oak staircase.

Lounge

19'8" x 15'7"

With wooden flooring, feature brick fireplace with solid fuel stove and raised hearth (back boiler for upstairs radiators), picture rail and T.V. point.

Kitchen / Dining

16'11" x 9'1"

With tiled flooring, built in solid wall and floor units with granite worktop, Belfast sink, splashback tiling, Rangemaster double oven with built in over mantle with extractor fan, cream centre island with wooden worktop, recessed lights, window seat and patio doors to the rear garden.

Utility

9'4" x 8'4"

With tiled flooring, built in wall and floor units, plumbed for washing machine and tumble dryer, plant room and door to the rear.

Office

9'10" x 8'11"

With tiled flooring.

Reception

16'9" x 15'0"

With wooden flooring.

Bedroom 4

14'10" x 12'3"

With wooden flooring.

Shower Room

10'1" x 6'0"

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

Landing

With carpet, recessed lights and storage cupboard with access to attic storage.

Bedroom 1

20'5" x 11'7"

With carpet and built in wardrobes.

Ensuite

11'0" x 3'10"

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

Bedroom 2

20'5" x 10'10"

With carpet, built in wardrobes and access to attic storage.

Bedroom 3

12'10" x 11'1"

With carpet.

Bathroom

11'0" x 7'8"

With tiled flooring, tiled walls, w.c., w.h.b., jacuzzi bath and heated towel rail.

Garage

With roller door and electricity.

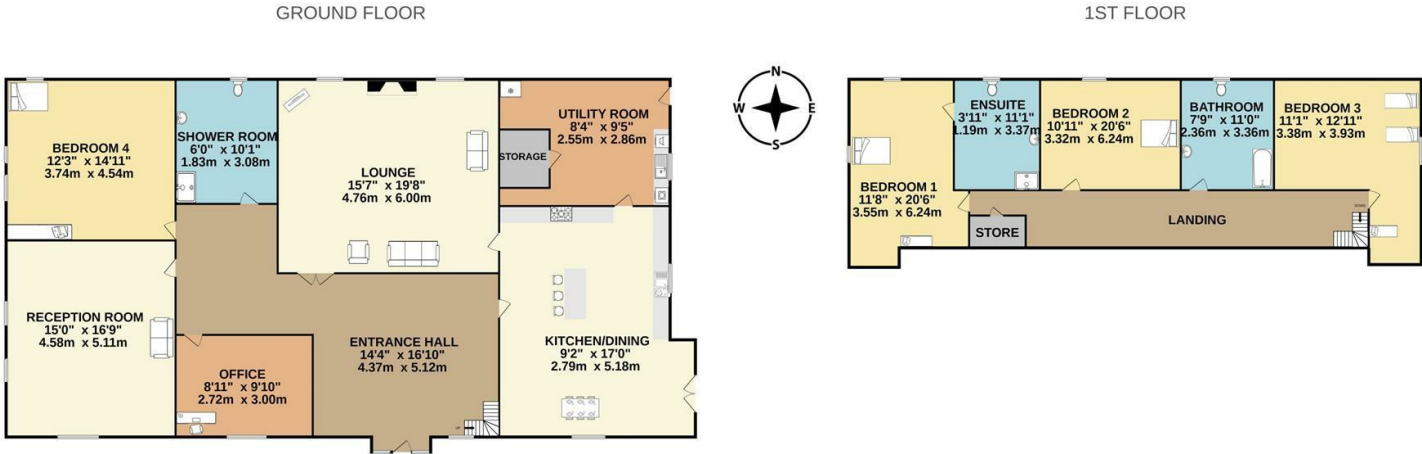
DIRECTIONS

From Dublin take the M3 into Navan. Exit at Junction 9. At the roundabout take the 1st exit for the N51 Athboy. Travel for 8 kms and turn right signed Jamestown L80041. Travel for 1.5 kms and at the T junction turn left. The property is located a short distance up on the right hand side identified by Our For Sale Sign.

From Navan travel out the Kells Road. At the roundabout take the first exit sign N51 Athboy. At the next roundabout take the fourth exit for Bohermeen. Travel for 9.9 km and the property is located on the right hand side identified by Our For Sale Sign.



FLOOR PLAN



TOTAL FLOOR AREA : 2476sq.ft. (230.0 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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