









A superb 4 Bedroom Detached Residence extending to 119 sq.m. sitting on 0.5 acres of landscaped gardens. Located in a popular country setting yet only from the N2.


This is a very neat property with a fine gated entrance, gravel driveway, manicured lawns to the front and rear and carefully planted hedging.



# Curraghtown Brownstown Navan Co. Meath, C15HX4V

 1281.00 sq ft

 4 Bedrooms

 2 Bathrooms

## INTRODUCTION

The property is modern and presented in excellent condition. Curraghtown has a lovely lounge, large kitchen and 4 good sized bedroom however the attic is ready for conversion should extra space be required.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, 4 Bedrooms (Main Ensuite) and Bathroom.

Ideally located in a highly regarded area in a beautiful countryside setting yet minutes to all main routes to Dublin.

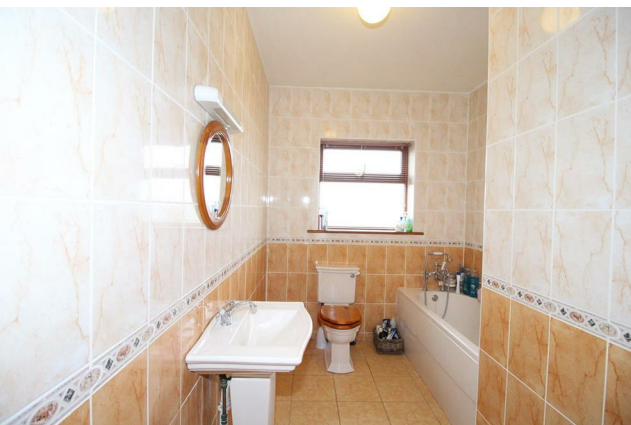
Located in Curraghtown, Brownstown 5kms from Kentstown Village, 1.3kms N2, 13kms Navan Town and 19kms Ashbourne. The property enjoys amazing views of surrounding countryside.

## FEATURES

- Excellent condition throughout
- Spacious living and bedroom accommodation
- Mature landscaped gardens front and rear
- Double glazed windows
- PVC fascia and soffit
- Attic easily converted
- Oil fired central heating
- Mains Water
- Private sewerage – Bio Cycle (New)







### **FIXTURES & FITTINGS**

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





## ACCOMMODATION

### Entrance Hall

With wooden flooring, PVC front door with glass inserts and storage cupboard.

### Lounge

Dual aspect room with carpet, Limestone fireplace with marble insert and modern solid fuel stove insert, wired for TV over mantle and coving.

### Kitchen / Dining

With tiled flooring, built in wall and floor units, splashback tiling, stainless steel sink unit, fridge freezer, oven and extractor fan.

### Utility

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

### Hallway

With wooden flooring and hotpress.

### Bedroom 1

With wooden flooring and built in wardrobes.

### Ensuite

With tiled floor, tiled walls, w.c., w.h.b. and shower with Triton T90 xr.

### Bedroom 2

With wooden flooring and built in wardrobes.

### Bedroom 3

With wooden flooring and built in wardrobes.

### Bedroom 4

With wooden flooring.

### Bathroom

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

### Attic

Insulated, plasterboard in place and 2 velux windows.

## DIRECTIONS

FROM NAVAN take the R153 (Kentstown Road) for 7.6km and turn left at Brownstown Cross. Continue on this road and take the first right. At the end of the road turn left and right and the property is located on the left hand side.

FROM DUBLIN take the M2 Motorway to Ashbourne. At the roundabout take the first exit off. Travel to Rathdrinagh and turn left onto L5056. Take the immediate right. Travel for 1.3 kms and the property is located on the right hand side.

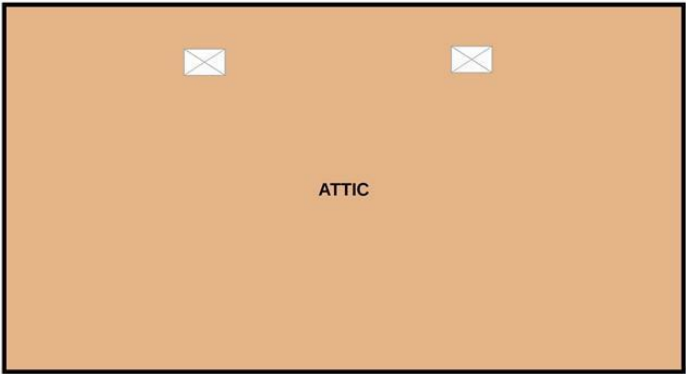


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1281sq.ft. (119.0 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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