








A very fine 4 bedroom detached bungalow residence with attached garage extending to c. 161 sq.m. sitting on c.0.6 acre of beautifully landscaped gardens. Excellently located just off the Navan / Kingscourt Road at Kilberry.

Kilberry Navan Co. Meath, C15 W590

 1732.00 sq ft

 4 Bedrooms

 2 Bathrooms

INTRODUCTION

This is a lovely secluded site, which benefits from mature trees and hedgerows.

Kilberry located just 7kms outside Navan offers a very pleasant community with the benefits of Wilkinstown School only minutes from the property, pub, convenience store, community centre and numerous GAA and sporting facilities close by.

This property come to the market in good condition and it is evident this is a well looked after property.

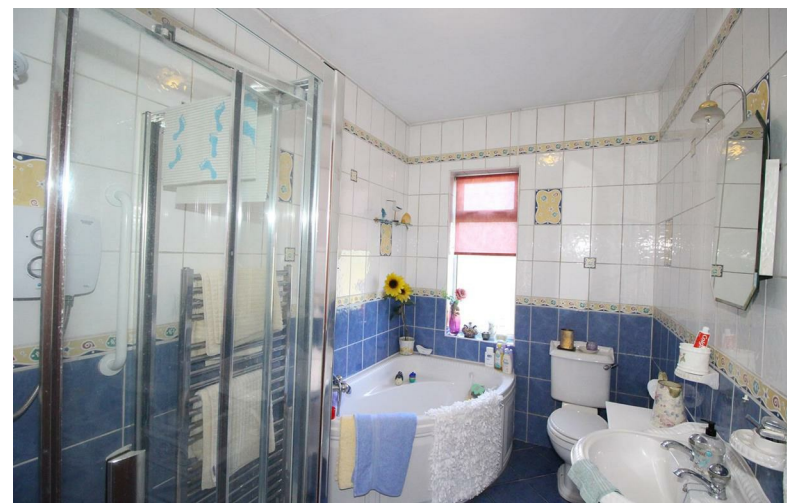
The property is approached from a gated entrance, tarmac driveway with central flowerbed to the front of the property. There is gorgeous mature and rolling lawns either side of the driveway. The property provides spacious accommodation internally and benefits from an attached garage.

There is a lovely large Lounge with large window over looking the front gardens, generous Kitchen / Dining ideal for family living and all the Bedrooms are a great size. This is an ideal family home.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility 4 Bedrooms, (Main ensuite) and Bathroom. Attached Garage.

FEATURES

- Quiet secluded site in country location yet only minutes from Navan Town
- c. 0.6 acres of mature gardens
- Excellently spacious living and bedroom accommodation
- Very well presented throughout
- PVC double glazed windows
- PVC fascia and soffit
- Oil fired central heating
- Mains Water
- Private sewerage





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

With hardwood front door with leaded glass side panels and carpet.

Lounge

With carpet, marble fireplace with wooden surround (gas fire) and T.V. point.

Kitchen / Dining

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

Utility

With tiled flooring, partly tiled walls, stainless steel sink unit, built in units, washing machine and tumble dryer.

Hall

With carpet and access to attic storage.

Bedroom 1

With wooden flooring.

Ensuite

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

Walk in Wardrobe

With wooden flooring, built in open hanging and shelf storage.

Bedroom 2

With wooden flooring and built in wardrobes.

Bedroom 3

With wooden flooring and built in storage.

Bedroom 4

With wooden flooring and built in storage.

Bathroom

With tiled floor, tiled walls, w.c. and w.h.b., bath and shower with Triton T90sr.

Garage - 4.82m x 3.37m

With roller door and electricity.

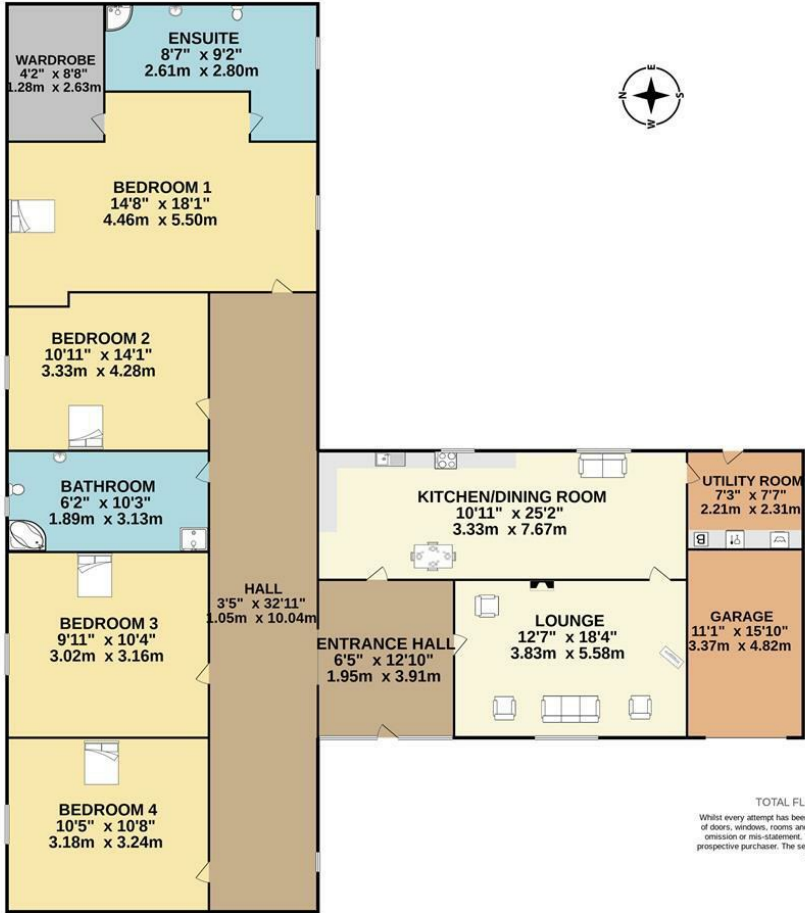
DIRECTIONS

From Dublin travel on the M3 to Navan and exit at junction 9. At the roundabout take the 3rd exit (signed Navan). At the next roundabout travel straight through. At the next roundabout (Navan Retail Park is on your left) take the 2nd exit. Continue to the next roundabout and take the second exit (signed Navan). Continue to the 2nd set of traffic lights (Navan Fire Station on the right) and veer left. Continue straight at the traffic lights and at the roundabout take the first exit for Kingscourt. Travel pass the racecourse, into Kilberry and the property is located on the right hand side identified by our for sale sign.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1733sq.ft. (161.0 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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