

147 Athlumney Castle is an excellent 4 bedroom semi detached residence. Located in one of Navan's most popular residential areas this property occupies a great location in a quiet cul de sac location.



147 Athlumney Castle Navan Co. Meath C15RDW6



1716.00 sq ft



4



3

INTRODUCTION

The accommodation is well proportioned and is very well presented. This home has a very attractive stone and red brick façade providing a maintenance free exterior and cobblelock driveway with landscaped rear garden.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Utility, Guest W.C., Sunroom, Reception/Study, 4 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

FIXTURES & FITTINGS

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

FEATURES

- Premier residential development
- Well presented throughout
- Gas fired central heating
- Mains water and sewerage
- Landscaped rear garden
- Brick piers to the front with cobblelock driveway
- PVC double glazed windows
- PVC fascia and soffit

DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at junction 8 for Navan. Turn left heading for Navan Town. At the third set of traffic lights turn right. Take the next right (just before pedestrian crossing). Continue straight and turn right into Athlumney Castle. Take the third left and the property is located on the right hand side.







ACCOMMODATION

Entrance Hall

19'11" x 6'5"

With hardwood front door with leaded glass side panels, tiled flooring and telephone point.

Lounge

19'3" x 11'10"

With wooden flooring, feature wooden fireplace (gas fire), coving, centrepiece, bay window, T.V. point, and double doors to Kitchen / Dining room.

Kitchen / Dining

28'8" x 11'4"

With tiled flooring, splashback tiling, modern built in wall and floor units with Quartz worktop, American fridge freezer, oven, hob, extractor fan, stainless steel sink unit, open plan to Dining area with wooden floor. Open plan to Sunroom.

Sunroom

14'8" x 11'8"

With wooden flooring and patio doors to the rear garden.

Utility

9'2" x 4'9"

With tiled flooring, counter top, built in storage press, plumbed for washing machine and tumbler dryer.

Guest w.c.

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

Reception / Study

16'4" x 8'8"

With wooden flooring and coving.

Landing

With carpet and hotpress,

Bedroom 1

12'7" x 11'1"

With carpet, built in wardrobes, telephone and T.V. points.

Ensuite

6'2" x 4'11"

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

Bedroom 2

12'0" x 8'6"

With carpet.

Bedroom 3

10'0" x 7'9"

With carpet and built in wardrobes.

Bedroom 4

9'10" x 7'4"

With carpet and built in wardrobes.

Bathroom

6'5" x 6'1"

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

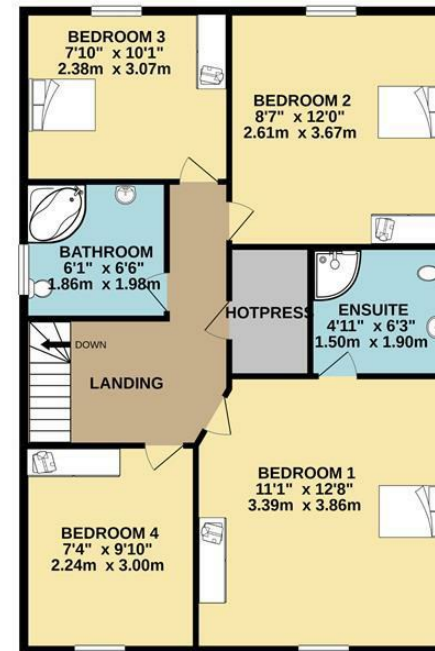


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1717sq.ft. (159.5 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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