








A very quaint 3 bedroom cottage with an attached garage nicely positioned on c. 2/3 acre.

The property is tucked behind a walled entrance with wrought iron gates and is approached by a gravelled driveway to the front. It is surrounded by rolling lawns either side with a lovely mature and well-manicured garden to the rear which benefits from an abundance of fruit laden trees and shrubs.

Willow Cottage Stackallen Co. Meath C15Y381

 1267.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

The property is surrounded by breath taking views of the rolling country side.

Accommodation includes Entrance Hall, Lounge, Dining Room, Sun Room, Kitchen, 3 Bedrooms, Bathroom and Garage.

The property is most welcoming and cosy. The lounge is warm and benefits from a solid fuel stove. The Dining area is elegant and full of light with French doors opening to the light filled sunroom privately positioned to the rear. The property has been well maintained over the years and benefits recently from windows, attic insulation and condenser boiler. The attached garage has double wooden doors and electricity supply.

Located in Stackallen in the heart of the historic Boyne Valley 6km Navan / M3 Motorway and 5km Slane / N2. There is a primary school, shop, GAA club in the area along with many other sporting facilities including Stackallen Tennis Club. Navan racecourse and golf course is also close by.

FIXTURES & FITTINGS

All flooring, light fittings, oven, hob, extractor fan, kitchen appliances and solid fuel stove are included in the sale.

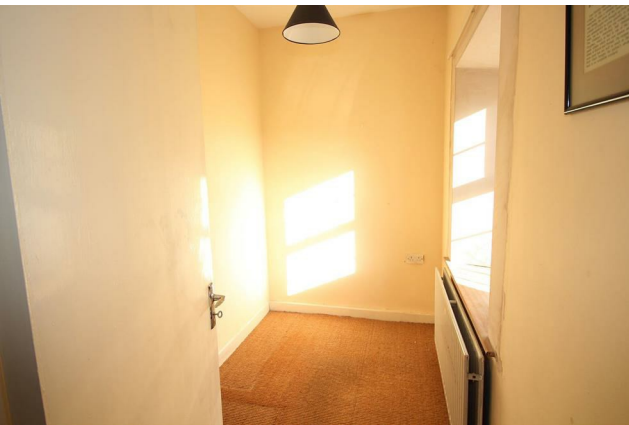
FEATURES

- Quiet secluded site in country location
- Fully alarmed
- PVC double glazed windows
- Mature landscaped gardens front and rear
- Attached garage with double doors

OUTSIDE

- Dual central heating (Oil and solid fuel stove with back boiler)
- Septic tank
- Mains Water





DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at Junction 8. Travel into Navan and at the 4th set of traffic lights turn right up Flower Hill. At the roundabout take the 3rd exit out the N51 towards Slane. Travel along this road to the first crossroad (Wiggers Cross) and turn left. Continue for approximately 1km and the property is located on the left hand side identified by our for sale sign.



ACCOMMODATION

Entrance Hall

With hardwood front door, carpet, telephone point and feature arch to hallway to bedroom accommodation.

Lounge

A wonderfully cosy room overlooking the rear of the property. With carpet, TV point and solid fuel stove (back boiler).

Diningroom

A nice bright elegant room with carpet, centrepiece and French doors to the sunroom

Sunroom

With tiled flooring, double glazed windows and door to the rear.

Kitchen

With tiled flooring, built in wall and floor units, oven, washing machine, dishwasher, hotpress and door to the rear.

Bedroom 1

With carpet and built in wardrobes

Bedroom 2

With carpet and built in wardrobes.

Bedroom 3

With carpet and built in wardrobes.

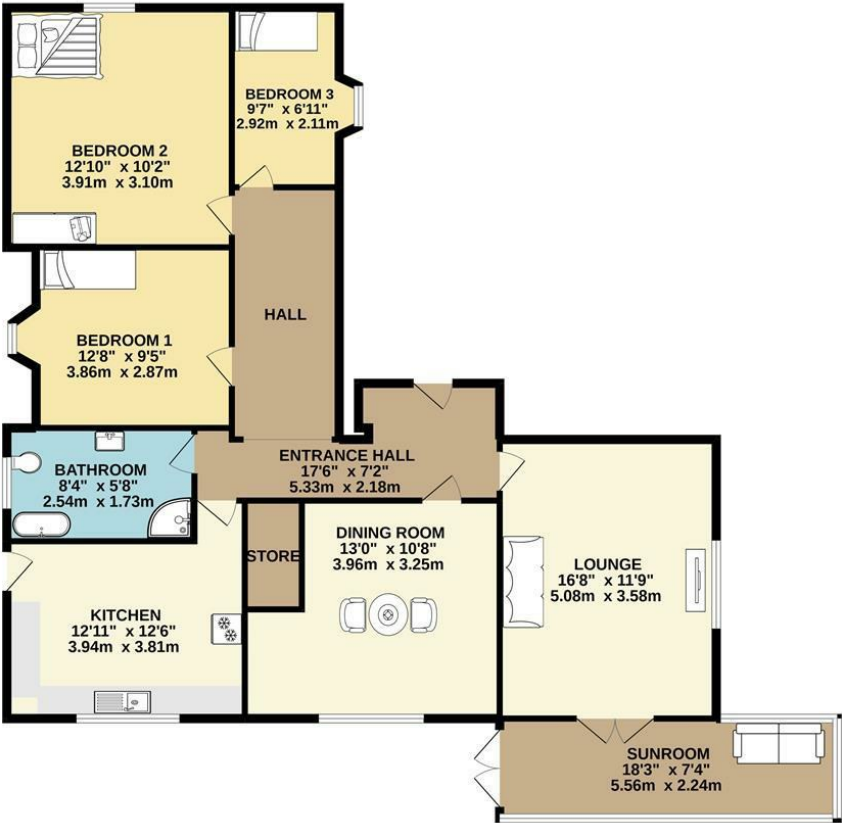
Bathroom

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



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1267sq.ft. (117.7 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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