








An excellent 3 bedroom semi detached residence extending to c.138 sq.m. Located in Dunville a popular new development. Constructed in 2018 to the highest standards and is an A rated home.

35 Dunville Way Navan Co. Meath C15 FW0Y

 1485.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This is an opportunity to purchase an almost new property with the added bonus of the exceptional interior choice and extras added by the current owner such as high quality tiling and flooring, quality carpet and appliances.

This property is located in a nice cul de sac location and is not directly overlooked to the rear.

It has a lovely part brick façade, parking space for two cars to the front, wide side with gated access and large garden to the rear.

Excellent located on the Dublin side of Navan Town with all the local facilities of Johnstown including Primary and Secondary Schools and the Bailis Centre on the door step.

Easy access to the M3 and N3 with N2 also within close proximity.

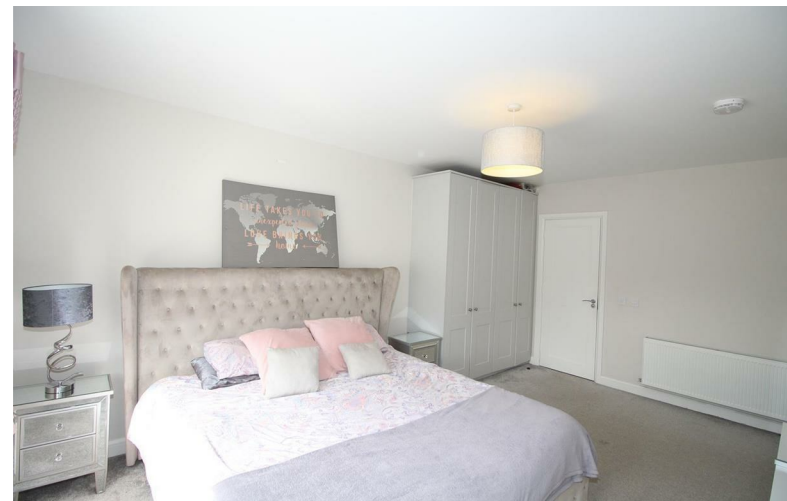
Accommodation includes Entrance Porch, Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, microwave, integrated dishwasher, integrated fridge freezer, suite in Lounge, electric fire and radiator covers are included in the sale. Other furniture open to an offer.

FEATURES

- Gas heating & solar panels
- Alarmed
- Landscaped rear garden
- Exceptional interior décor
- Very spacious sized accommodation
- PVC triple glazed windows
- PVC fascia and soffit
- Garden Shed





DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at Junction 8. At the roundabout take the 2nd exit towards Dublin. Take a left at the traffic lights. At the roundabout take the third exit towards Colaiste na Mi. Turn left into Dunville at the next roundabout . The eircode of the property is C15 FW0Y and is identified by our for sale sign.

ACCOMMODATION

Entrance Porch

With wooden flooring, composite front door with glass side panels.

Entrance Hall

With wooden flooring and under-stairs storage.

Lounge

With wooden flooring, recessed lights, open and closed shelving incorporating place for TV unit, and electric fire.

Kitchen / Dining

With wooden flooring, built in modern wall and floor units with wood effect worktop, stainless steel sink unit, oven, microwave, hob, extractor fan, integrated dishwasher, integrated fridge freezer and patio doors to the garden.

Utility

With tiled flooring, built in counter, washing machine, tumble dryer and door to kitchen.

Guest w.c.

With wooden flooring, w.c. and w.h.b.

Landing

With carpet, hotpress and stairs to the attic.

Bedroom 1

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

Ensuite

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

Bedroom 2

With carpet and built in wardrobes.

Bedroom 3

With carpet and built in wardrobes.

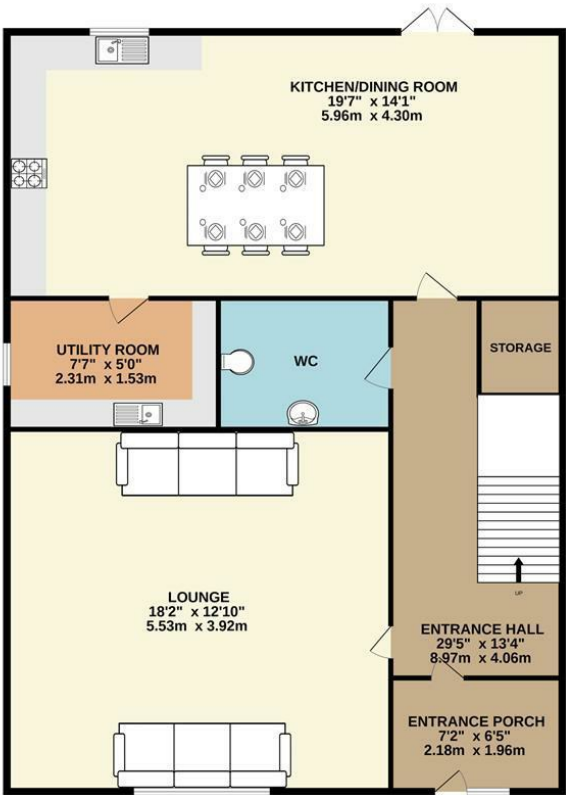
Bathroom

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

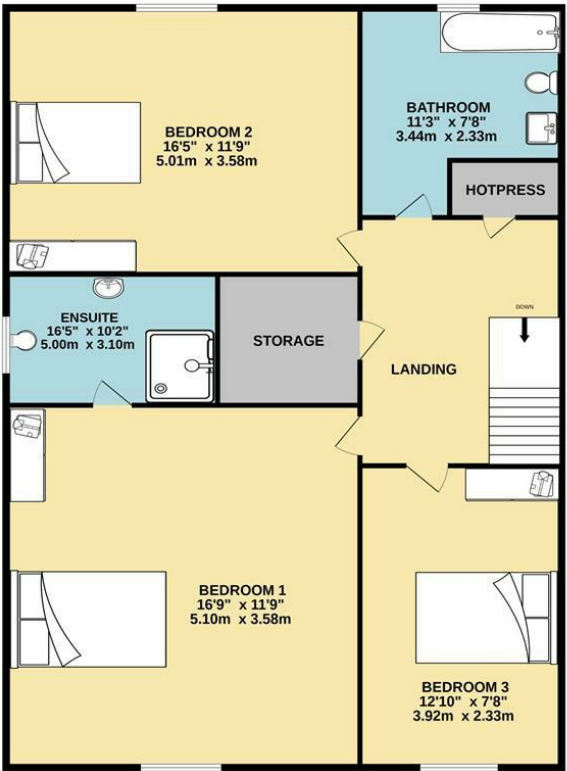


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1485sq.ft. (138.0 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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