








Raymond Potterton Auctioneers are delighted to present this outstanding property to the market in this sought after location just 15 Minutes North of Navan town. This prime home comes to the market in turn key condition and is ready for immediate occupation.

The house is situated just off the main Navan to Kingscourt Road on a quaint elevated site of c.9 Acres providing stunning views across North Meath and beyond.

Cross Guns Castletown, Navan Co. Meath C15 YE86

 1250.00 sq ft

 4 Bedrooms

 2 Bathrooms

This elegant home has been maintained and decorated to the highest standard and is in superb condition throughout. The property benefits from having a detached garage and fully landscaped gardens

The location of the property is second to none within easy reach of local schools, shops, sporting facilities and a whole host of other local amenities. The award winning gastro pub the Cross Guns is literally on your doorstep

Accommodation includes entrance hallway, lounge, living/ dining area, kitchen dining room/ living room, large utility room, four double bedrooms with one of them benefiting from an ensuite and family bathroom & wc.

To the front rear of the property we have a perfectly maintained mature hedgerow and well-kept lawns

The entire property is in excellent condition throughout and boasts an endless list of additional features including oil fired central heating, solid fuel stove, upgraded kitchen and tasteful décor.

Early viewing is highly advised.

FEATURES

- Stunning property
- Elevated Site
- Luxurious bright & spacious living accommodation
- Oil fired central heating
- Beautiful landscaped front and rear garden
- Detached Garage
- Double glazed windows throughout
- Excellent Location
- Peaceful surroundings
- Easy access to Navan and M3 motorway





FIXTURES & FITTINGS

All flooring, blinds, curtains light fittings, range oven, integrated dishwasher & fridge freezer are included in the sale.

ACCOMMODATION

Hallway

Wood flooring.

Lounge

Dual aspect windows, open fire and wooden flooring.

Kitchen

Fully fitted kitchen with integrated dishwasher, range oven and fridge freezer.

Dining / Living Area

With feature stove, radiator cover, recessed lights and wood flooring.

Master Bedroom

Wooden flooring.

En-Suite

With w.c., w.h.b. and shower.

Bedroom 2

With built in wardrobe and wooden flooring.

Bedroom 3

With built in wardrobes and wooden flooring.

Bedroom 4

With built in wardrobes & wooden flooring.

Bathroom

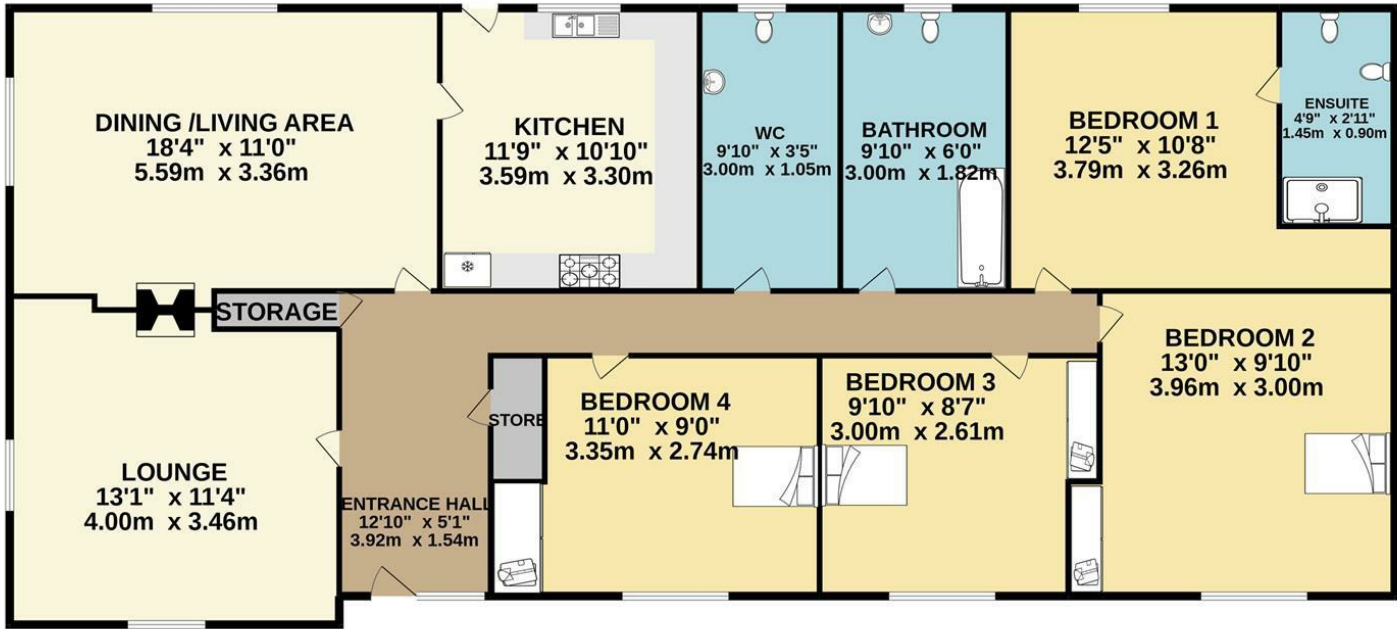
With w.c., w.h.b. and bath.

DIRECTIONS

From Dublin travel on the M3 and exit at Junction 8 Navan South. Continue to the roundabout and take the 1st exit off (signed Navan). At the 4th set of traffic lights turn right up Flowerhill. Continue straight and at the roundabout take the 2nd exit (signed Kingscourt). continue straight for c.12km and immediately before the Cross Guns Public House take the left hand turn and the property is located on the right hand side clearly identified by our for sale sign.



GROUND FLOOR



TOTAL FLOOR AREA : 1250sq.ft. (116.1 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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