








An amazing detached residence extending to c. 171 sq m with an extra 102 sq.m. of attic space on c. 0.65 acres located off the Boyne Road on the outskirts of Navan Town.

Dollardstown, Beuparc Navan Co. Meath C15 YDE6

 1841.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Located in a quiet cul de sac this stand out property benefits from an amazing location. Nestled in the heart of the Boyne Valley it provides a true sense of peace and tranquillity far removed from the hustle and bustle of urban life. A unique opportunity in a much sought after area.

The property is excellently positioned on the site with exceptionally maintained gardens front and rear. An outstanding south facing patio acts as real sun trap, ideal for outdoor entertaining or family gatherings. The large, detached garage is suitable for a variety of uses.

This eye-catching property completed in 2010 is constructed to the highest of standards. The exterior is finished with stone and red brick window surrounds, Swedex wood double glazed windows and a stylish hardwood exterior doors. The property is approached from stone piers and provides an ample sized driveway.

Internally this property is large with open plan living space flooded with light. There are 3 large bedrooms on the ground floor and the attic space provides the perfect opportunity for anyone requiring extra space.

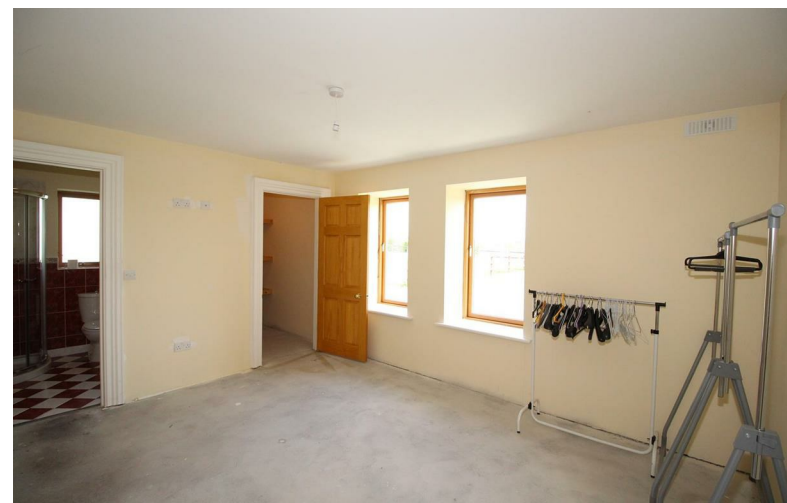
Accommodation briefly comprises of a beautiful Entrance Hall, Kitchen / Dining / Lounge, Sunroom, 3 Bedrooms (main ensuite), Bathroom and the attic space providing 3 rooms.

The detached garage is ideal for storage or conversion subject to the necessary planning permission.

Excellent located 7kms off the N2 with Dublin Airport 40kms and 9kms Navan, 19kms Drogheda and 25kms Ashbourne. The river Boyne and walk is on the doorstep along with Slane Village, Castle & Distillery, Yellow Furze National School, Sports Clubs, local shops and amenities. The property has all the advantage of a rural location with all the amenities of many thriving towns close by.

FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan and water softener are included in the sale.





DIRECTIONS

From Dublin travel along the N2 towards Slane. Turn left at McGruders Cross. Travel for 7kms and shortly after Seneschalstown GAA take next cul de sac on the right and the property is located on the left hand side. C15 YDE6.

ACCOMMODATION

Entrance Hall

With tiled floor, feature oak staircase, double height ceiling and wooden door with glass inserts.

Kitchen / Dining

Superbly fitted with tiled flooring, solid oak built in wall and floor units, tiled splashback. The kitchen incorporates stainless steel sink unit, fridge freezer, oven, hob and extractor fan. Open plan to lounge and double doors to sunroom.

Open plan to Lounge

Lovely bright dual aspect room with wooden flooring, tiled fireplace with solid fuel stove.

Sunroom

With wooden flooring, vaulted tongue and groove ceiling with feature beam and patio doors to the rear patio area.

Utility

With tiled flooring, PVC door with glass insert, counter and plumbed for washing machine and tumble dryer.

Guest w.c.

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

Inner Hall

With tiled flooring.

Bedroom 1

With concrete flooring. Walk in wardrobe 1.92 x 1.7 with hanging and shelf storage.

Ensuite

With tiled floor, partly tiled walls, w.c., w.h.b. and shower with Triton T90xr.

Bedroom 2

With wooden flooring and French doors to the rear garden.

Bedroom 3

With concrete flooring.

Bathroom

With tiled flooring, partially tiled walls, w.c., w.h.b. shower and heated towel rail.

First Floor - Attic Space

Landing

With velux window and storage Room.

Room 1

With velux window and eaves storage. Door to Room 3.30 x 1.97 with plumbing.

Room 2

With two velux windows.

Room 3

Plumbed

Garage

With electricity, water supply and garage doors.

FEATURES

- Quality construction
- High degree of insulation
- Underfloor heating with wireless thermostat system
- Heating can be controlled remotely
- Zoned heating (7 zones)
- Oil heating / solid fuel stove
- Landscaped gardens and plantation
- Double glazed windows
- Mains water / Water softener
- Septic tank
- Fibre Broadband

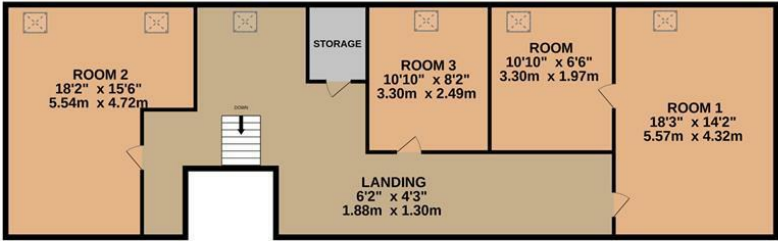


FLOOR PLAN

GROUND FLOOR
1841 sq.ft. (171.0 sq.m.) approx.



ATTIC SPACE
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 2939 sq.ft. (273.0 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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