








An exceptional 4 bedroom detached residence nicely positioned on a large end site in the premier and mature location of The Grove Athlumney, minutes walk from Navan Town.

The Grove Athlumney is a lovely cul de sac of detached bungalows and it is very rare these properties come on the market.




# Hazeltine, The Grove, Athlumney, Navan, Co. Meath

045 2000

 1300.00 sq ft

 4 Bedrooms

 2 Bathrooms

This detached bungalow is nicely positioned with a walled in driveway to the front, detached garage to one side and a lovely private landscaped garden to the rear. The property overlooks a lovely green area to the front and is not overlooked at the rear. The garden is a haven of tranquility and is completely private.

The property is presented in excellent condition and it is evident how well this property has been upgraded. The accommodation is nicely laid out with an elegant lounge to the front with modern limestone fireplace with double doors to the dining area with a sunroom off which leads onto a patio area. The kitchen is bright and incorporates newly fitted modern white high gloss built in wall and floor units and the bathroom has also been renovated and is most modernly presented. The bedrooms are spacious and the master bedroom is to the rear and benefits from an ensuite and a door to the rear garden.

Conveniently located in Navan Town in the prestigious cul de sac off the Kentstown Road, minutes walk from the town centre's amenities and excellent access to Dublin City and Airport with the N2, N3 and the M3 motorway all close by.

There are a host of amenities in the area to cater for the modern family's needs including GAA, rugby, golfing, fishing, horse riding not to mention the beautiful historical sites such as the Boyne Valley, Slane Castle and Newgrange. Navan is a thriving business town with a host of high street shops, excellent schools, leisure and sport facilities, restaurants and hotels.

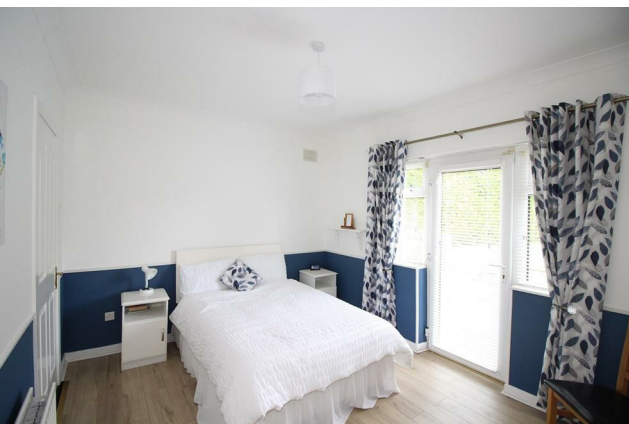
Accommodation includes Entrance Hall, Lounge, Dining, Conservatory, Kitchen, 4 Bedrooms (Master Ensuite) and Family Bathroom.

## FEATURES

- Premier residential location on the fringes of Navan Town
- Excellently manicured gardens to the rear
- Exceptional interior décor throughout
- Fully alarmed
- BER C3 (new oil boiler since rating was done)
- New composite front door
- Oil fired central heating
- Mains Water
- Mains Sewerage
- PVC double glazed windows
- PVC fascia and soffit
- Detached Garage







### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated microwave, fridge freezer and washing machine are included in the sale.



## ACCOMMODATION

### Entrance Hall

With newly fitted composite door with leaded glass insert and side panel, tiled flooring, TV point, custom made radiator cover and built in cupboard.

### Lounge

Nicely positioned to the front with wooden flooring, modern limestone fireplace with electric fire and raised hearth (back boiler available currently disconnected), coving, TV point and double doors with stained glass inserts to diningroom.

### Dining

With wooden flooring, coving and sliding doors to conservatory.

### Conservatory

With tiled floor and door to the rear patio.

### Kitchen / Dining

With stylish high gloss white built in wall and floor units complimented with a light worktop and modern splashback tiling, tiled flooring, integrated microwave, integrated dishwasher, fridge freezer, washing machine, stainless steel sink unit, oven, hob, extractor fan and door to the rear porch with access to the garden.

### Hallway

With carpet and hotpress.

### Bedroom 1

With wooden flooring, built in wardrobes, dado rail and door to the garden.

### En-Suite

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

### Bedroom 2

With wooden flooring, dado rail, coving and TV point.

### Bedroom 3

With wooden flooring and built in wardrobes with desk unit.

### Bedroom 4

With wooden flooring, built in wardrobes and TV point.

### Bathroom

With tiled floor, tiled walls, w.c., w.h.b., bath, shower and heated towel rail.

### Detached Garage

4.52m x 3.86m (14'10 x 12'8) With up and over door and electricity supply.

## DIRECTIONS

Eircode C15R228

FROM DUBLIN take the M3 Motorway to Navan and exit at Junction 8. Continue to the roundabout and take the first exit off (signed Navan). Travel to the 3rd set of traffic lights and turn right onto the Kentstown Road. Travel for 0.5km travelling under the bridge and the property is located in a small cul de sac on the left hand side.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1300sq.ft. (120.8 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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