







An excellent and extremely spacious 3 bedroom townhouse extending to c. 144.5 sq.m. nicely positioned in the much sought after development Athlumney Wood.


This property is extremely well presented both internally and externally and is no doubt in walk in condition for the new owners.

32 The Park Athlumney Wood Navan Co. Meath C15

TEFA

 1556.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

It benefits from a cobblelock paving to the front with designated parking and a lovely maintenance free cobblelock back garden to the rear with gated access.

The property enjoys many features including high quality flooring & tiling, excellent kitchen and a high energy rating.

This fine home is within walking distance of all local amenities in Johnstown and Navan Town Centre.

The property is located 2 minutes drive from the M3 Junction 8.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest w.c., 3 Bedrooms (Master Bedroom Ensuite) and Bathroom.

FEATURES

- Exceptional condition throughout
- Fully alarmed
- Sought after residential area
- Garden shed
- PVC double glazed windows
- PVC fascia and soffit
- Gas central heating
- Maintenance free rear garden (cobblelock paving)





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

With hardwood front door with glass inserts, tiled flooring, coving and radiator cover.

Lounge

5.5m x 3.5m

With wooden flooring, feature hardwood fire place with marble insert (open fire), coving, T.V. point and double doors to kitchen / dining room.

Kitchen / Dining Room

4.61m x 3.2m

With tiled flooring, built in wall and floor units with built in utility area with washing machine, splashback tiling, stainless steel sink unit, oven, hob, extractor fan, dishwasher, fridge freezer. Dining area with tiled flooring and patio doors to the rear garden.

Guest w.c.

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

Landing

With carpet.

Bedroom 2

4.61m x 3.3m

With carpet and built in wardrobes.

Bedroom 3

4.61m x 2.83m

With carpet and built in wardrobes.

Bathroom

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

Landing

With carpet.

Bedroom 1

3.58m x 3.4m

With carpet, built in wardrobes and alarm key pad.

Ensuite

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

Storage Room

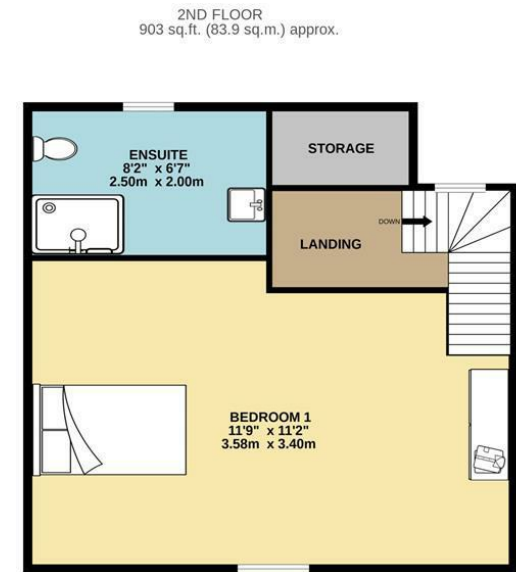
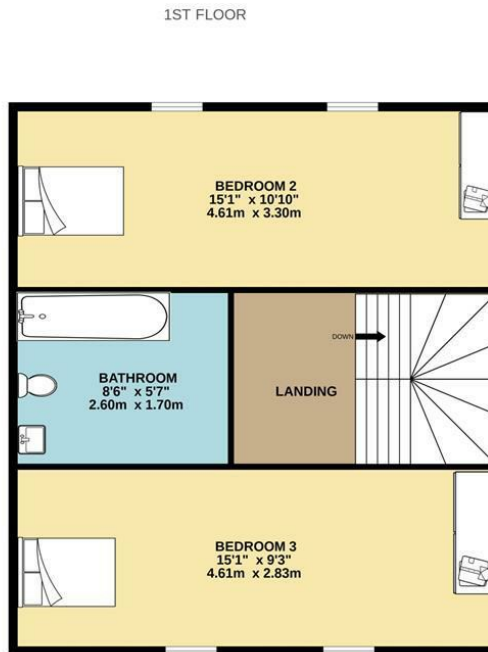
With carpet.

DIRECTIONS

From Dublin travel into Navan along the M3. Exit at Junction 8 towards Navan Town. At the 1st set of traffic lights turn right. Take the second left into Athlumney Wood. In the development take the 2nd right and the second left. Take the next left and the property is located straight ahead.



FLOOR PLAN



TOTAL FLOOR AREA : 1556sq.ft. (144.6 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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