

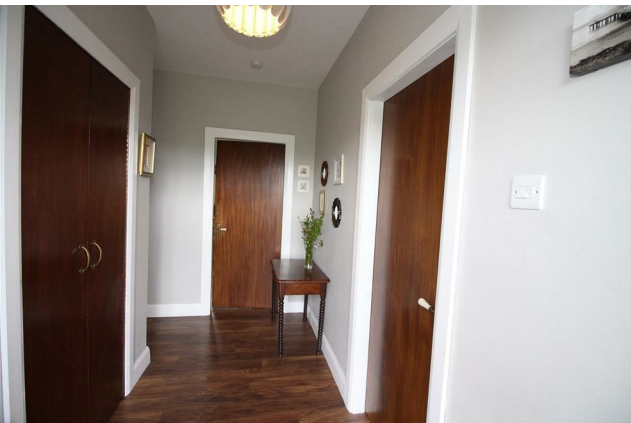



Raymond
Potterton

Grovesend Brownstown Navan Co. Meath C15 N5C8

€350,000

BER D1





A superb 3 bedroom detached bungalow with detached garage extending to c.100 sq.m. sitting on 0.5 acres of beautifully mature gardens.


Located in a popular country setting yet only a short distance from the N2.



Grovesend Brownstown Navan Co. Meath C15 N5C8

 1076.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

This is a very neat property with a gated entrance, tarmac driveway, manicured lawns to the front and beautiful mature gardens to the side of the property with an array of mature trees.

The property benefits from a detached garage which would be ideal for conversion.

Grovesend has been completely upgraded in recent years and is presented in excellent condition. Upgrading works include walls and attic reinsulated, modern kitchen and quality appliances, newly fitted bathroom, solid fuel stove and new flooring throughout.

The accommodation in this property is well proportioned with large living and kitchen areas along with three very good sized bedrooms.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, 3 Bedrooms and Bathroom. Garage.

Ideally located in a highly regarded area in a beautiful countryside setting yet ideally located to all main routes to Dublin. Located in Brownstown 4kms from Kentstown Village, 3kms N2, 9kms Navan Town and 20 kms Ashbourne.

FIXTURES & FITTINGS

All flooring, blinds, light fittings, Neff oven, Neff hob, extractor fan, Samsung fridge freezer, washing machine and solid fuel stove are included in the sale





DIRECTIONS

FROM NAVAN take the R153 (Kentstown Road) for 7.6km and turn left at Brownstown Cross. Continue on this road for 1.4Km and the property is located on the right hand side.



ACCOMMODATION

Entrance Hall

With laminate flooring, PVC front door with glass inserts and storage cupboard.

Lounge

With laminate flooring, tiled fireplace with open fire and TV point.

Kitchen / Dining

With tiled flooring, newly fitted built in wall and floor units, stainless steel sink unit, Neff oven, Neff hob, extractor fan, Samsung fridge freezer, door to the rear and open plan to dining area with tiled flooring, marble effect tiled fireplace with Stanley solid fuel stove and built in open shelving.

Hallway

With laminate flooring and hotpress.

Bedroom 1

With laminate flooring and built in wardrobes.

Bedroom 2

With carpet and built in wardrobes.

Bedroom 3

With carpet and built in wardrobes.

Bathroom

With tiled floor, tiled walls, w.c., w.h.b. and bath.

Garage

With garage door and boiler house and w.c. to the rear.

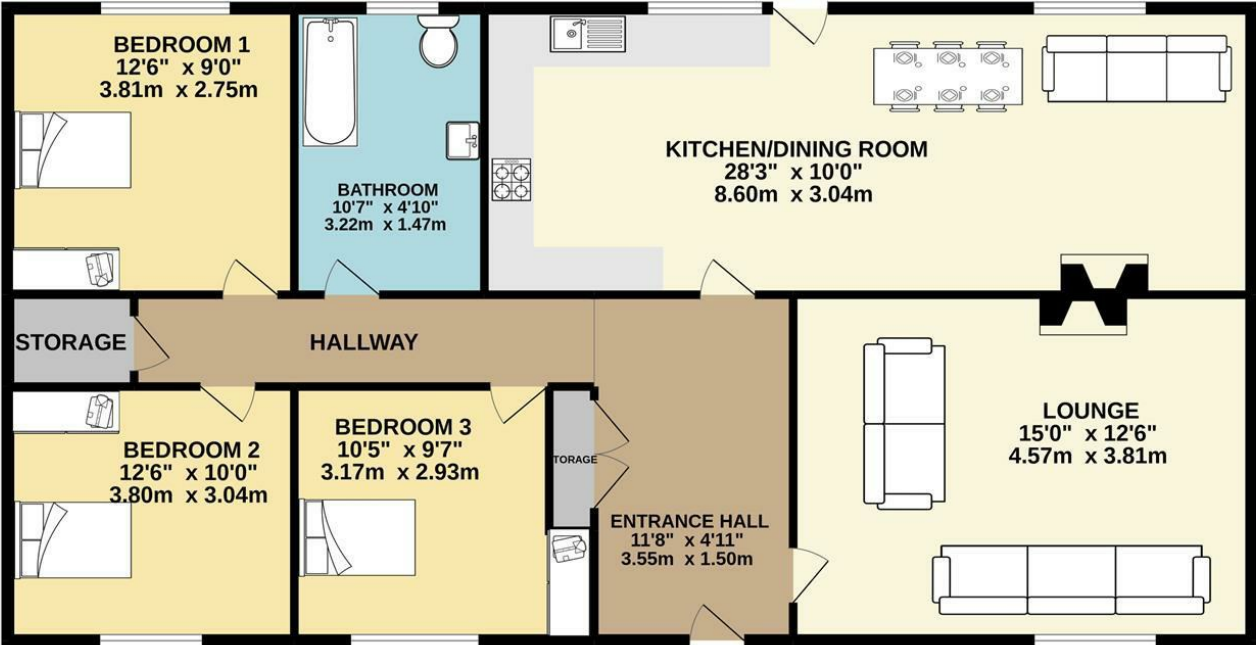
FEATURES

- Excellent condition throughout
- Spacious living and bedroom accommodation
- Mature landscaped gardens
- Double glazed windows
- Oil fired central heating
- Well Water
- Septic tank
- Walls and attic reinsulated
- Enclosed back with block shed



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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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0469027666

Watergate Street Navan Co. Meath C15 PT8X

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