




An excellent 3 bedroom semi detached family home extending to c. 89 sq.m. and benefits from a spacious garden which is not overlooked.

28 Rowan Glen Athlumney Wood Navan Co. Meath C15 CX4W

 958.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

This property is presented in excellent condition internally and the accommodation is spacious and benefits from a lovely lounge with double doors to Kitchen / Dining providing ideal open plan living space.

The property has a cobblelock driveway with parking and it is located in a quiet cul de sac location.

Located in the popular residential area of Athlumney Wood and excellently positioned overlooking the green to the front.

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 Room, 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

FEATURES

- Exclusive residential area
- Spacious landscaped rear garden
- Garden shed
- PVC double glazed windows
- PVC fascia and soffit
- Gas central heating





FIXTURES & FITTINGS

All flooring, blinds, light fittings (except Kitchen), extractor fan, dishwasher and garden shed included in the sale.

ACCOMMODATION

Entrance Hall

17'11" x 8'9"

With hardwood front door with glass side panels, wooden flooring, coving, velux window and telephone point.

Lounge

17'7" x 11'6"

With wooden flooring, wooden fire place with granite insert (gas fire), coving, bay window, T.V. point and double doors to kitchen / dining room.

Kitchen / Dining Room

16'11" x 11'1"

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

Bedroom 1

13'0" x 11'3"

With carpet and built in wardrobes.

Ensuite

7'0" x 4'4"

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

Bedroom 2

12'1" x 10'6"

With wooden flooring and built in wardrobes.

Bedroom 3

9'1" x 8'5"

With wooden flooring and built in wardrobes.

Bathroom

8'1" x 5'5"

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

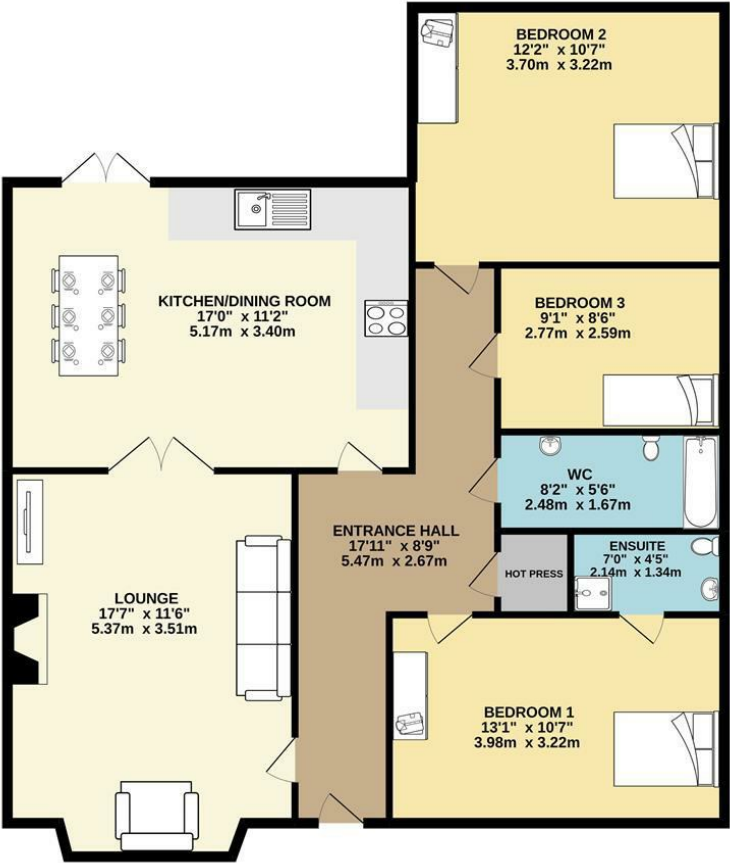
DIRECTIONS

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 travel straight to the T Junction and turn left and the property is located on the right hand side identified by our For Sale sign.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 958sq.ft. (89.0 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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