




An excellent 3 bedroom semi detached family home extending to c. 90sq.m nicely positioned overlooking a large green area.

This property benefits from a lovely spacious landscaped garden which is a wonderful extension to this fine house.

46 Willow Green Athlumney Wood Navan Co. Meath C15 E7WF

 969.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

There is a lovely patio area leading from double doors to the rear garden. Internally the property is presented in showhouse condition.

The property has been excellently maintained and upgraded by the current owners over the years

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, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

FEATURES

- Very well presented throughout
- Exclusive and sought after residential area
- Dublin side of Navan close proximity to M3
- Spacious landscaped rear garden
- Patio area
- Garden shed
- PVC double glazed windows
- PVC fascia and soffit
- Gas central heating





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

5.12m x 1.9m

With hardwood front door with leaded glass side panels, wooden flooring, under-stairs storage, coving and telephone point.

Lounge

5.32m x 3.24m

With wooden flooring, limestone fireplace with granite hearth (gas fire), coving, bay window, T.V. point and double doors to Kitchen / Dining.

Kitchen / Dining

5.27m x 4.62m

With tiled flooring, modern cream built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, fridge freezer, dishwasher and door to the side.

Guest w.c.

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

Landing

With carpet and hotpress.

Bedroom 1

3.27m x 3.18m

With wooden flooring, built in wardrobes and bay window.

Ensuite

2.52m x 0.79m

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

Bedroom 2

3.82m x 2.78m

With wooden flooring and built in wardrobes.

Bedroom 3

2.74m x 2.38m

With wooden flooring and built in wardrobes.

Bathroom

2.07m x 1.87m

With tiled flooring, 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 take the 3rd right turn. Take left signed Willow. Take the next right and the property is located on the left hand side.

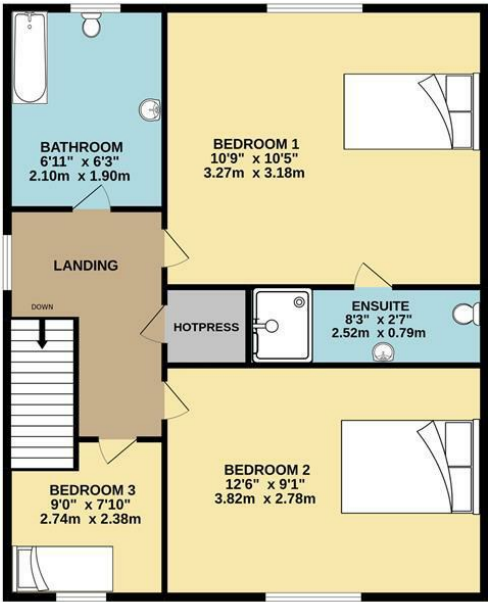


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 969sq.ft. (90.0 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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