





Wilkestown is an outstanding 4 bedroom detached residence, which extends to approximately 373 sq.m / 4014 sq.ft. and sits proudly on circa 1 acre of beautifully landscaped gardens with detached garage.



Wilkestown, Navan C15 VKD8

 4014.00 sq ft

 4

 5

This fine residence was constructed in 2006 to the highest of standards and boasts a splendid exterior with a dash façade, limestone window sills and quoins and modern windows all of which are complimented by the mature gardens which surround this fine home. There is a fine stone entrance with automated gates, tarmac driveway and a path around the entire gardens where one could stroll and enjoy the rolling lawns which wrap this property and are stocked with a wide variety of trees, plantation and mature boundary hedges.

There is a greenhouse and raised beds ideal for growing your own vegetables and fruit. The detached garage is a fine size and accommodates storage, office and w.c.

The property has amazingly spacious living and bedroom accommodation. The entrance hall is bright with open stairwell, a wonderful modern kitchen/dining area which is fitted with a superb high gloss kitchen and island. There are two large reception rooms both with marble fireplaces and a sunroom which takes in the entire views of the garden to the rear. There is a large bedroom ensuite on the ground floor along with a utility and guest w.c. All other bedrooms are very spacious and there are two ensuites on the first floor.

Top quality features are in abundance in this property and the quality of materials and craftsmanship is evident throughout.

Located 12 kms North of Navan and 15 kms Slane this property is ideally located in a strong community setting Wilkestown yet enjoys easy access to Navan, Kells and the M3, M1, N2 and N3 routes to Dublin City & Airport.

There is an abundance of local amenities in the area such as Wolfe Tones GAA senior football winners, Torro Soccer Club, newly renovated Wilkestown Community Centre, Wilkestown National School, O'Carolan College, local Supermarket and Greenway which is currently being extended.

ACCOMMODATION

Entrance Porch

9'8" x 4'10"
With tiled floor, PVC door with leaded glass inserts, coving and double oak doors with glass inserts.

Entrance Hall

19'7" x 9'8"
Spacious entrance hall with tiled flooring, central oak staircase, coving and centrepiece.

Reception

20'8" x 15'10"
With wooden flooring and feature marble fireplace (open fire).

Lounge

19'6" x 15'11" & 12'11" x 7'9"
Elegant room with carpet, feature marble fireplace (open fire), coving, centrepiece and double door with large glass panel inserts to Sunroom.

Sunroom

14'9" x 12'9"
With wooden flooring, feature vaulted ceiling, recessed lights and patio doors to the rear garden.

Kitchen / Dining

34'6" x 15'3"
Superb kitchen open plan kitchen / dining room with views of the rear gardens. Kitchen fitted with modern tiled flooring, built in wall and floor units with granite worktop and upstand, stainless steel sink unit, fridge freezer, oven, microwave, hob, extractor fan, coving, recessed lights and patio doors on both sides.

Utility

11'11" x 8'10"
With tiled flooring, built in wall and floor units, washing machine, tumble dryer and door to the rear.

Bedroom 1

20'8" x 15'7"
With wooden flooring, built in wardrobes and coving.

Ensuite

11'7" x 7'4"
With tiled flooring, tiled walls, w.c., w.h.b, corner bath and double shower.

Guest w.c.

7'8" x 4'10"
With tiled flooring, w.c., w.h.b., and bidet.

Landing

18'1" x 17'0"
Large open space with carpet, storage room and patio doors.

Bedroom 2

17'0" x 15'4"
With wooden flooring and recessed lights.

Ensuite

15'1" x 4'5"
With tiled flooring, tiled walls, w.c., w.h.b. and double shower.

Bedroom 3

18'2" x 15'8"
With wooden flooring and built in wardrobe, desk and open shelving.

Ensuite

15'1" x 3'8"
With tiled flooring, tiled walls, w.c., w.h.b. and double shower.





Bedroom 4

14'0" x 12'4" & 9'9" x 6'11"

With wooden flooring, vaulted alcove, built in wardrobes and eaves storage.

Bathroom

13'10" x 10'1"

With tiled flooring, tiled wall, w.c., w.h.b., and jacuzzi bath.

Garage

25'5" x 16'7"

With roller door, electricity, office (3.22 x 2.77) with tiled flooring, w.c. (1.63 x 1.54) with tiling w.c. and w.h.b.

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, all kitchen appliances, camera system and vacuum system are included in the sale.

FEATURES

- Quiet and much sought-after location minutes from Navan Town
- Strong community setting with abundance of local amenities
- Stone Entrance with automated wrought iron gates
- Attractive tarmac driveway bounded with mature lawns and hedges
- Exceptional landscaped gardens with greenhouse and raised beds
- Spacious living accommodation
- Double glazed windows and doors
- Top quality interior décor
- Underfloor heating throughout
- Internal Disan vacuum system
- Pump installed for excellent water pressure
- Fully alarmed
- Security camera & system

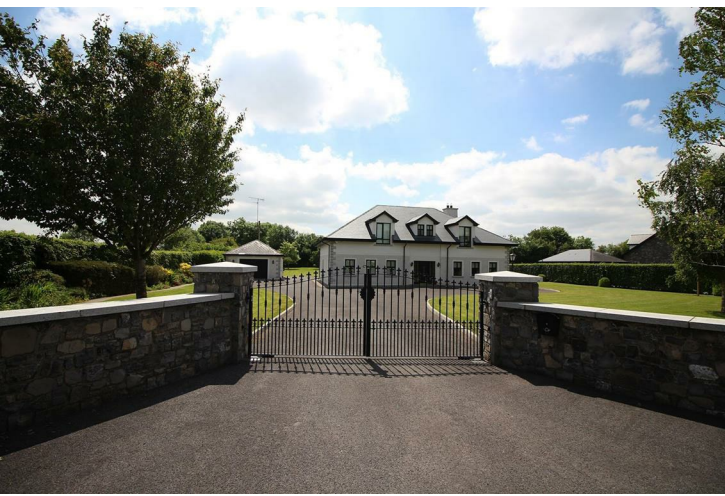
SERVICES

- Air to Heat Pump (Zoned heating)
- Underfloor heating
- Mains Water
- Bio Cycle

DIRECTIONS

C15 VKD8

From Navan take the R162 Kingscourt Road for 11 kms, shortly after Mace Wilkinstown take the next right and the property is located a short distance up on the right hand side.

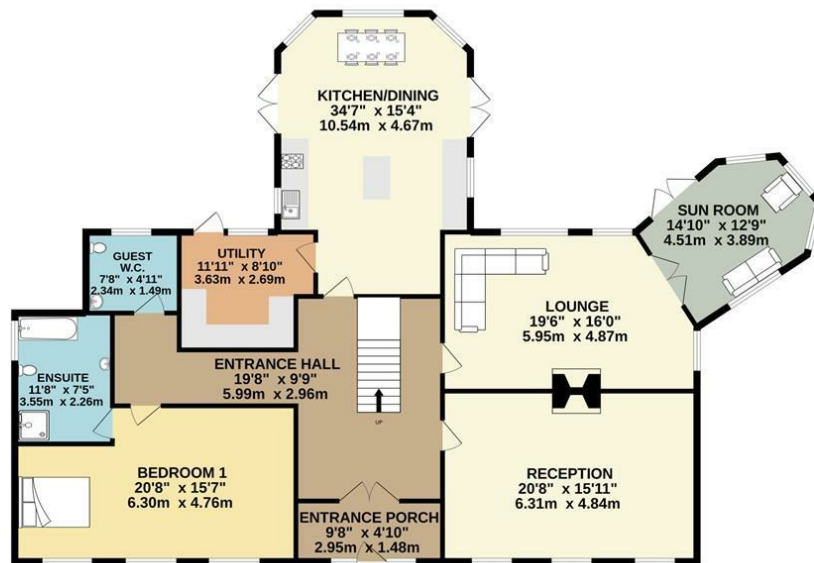




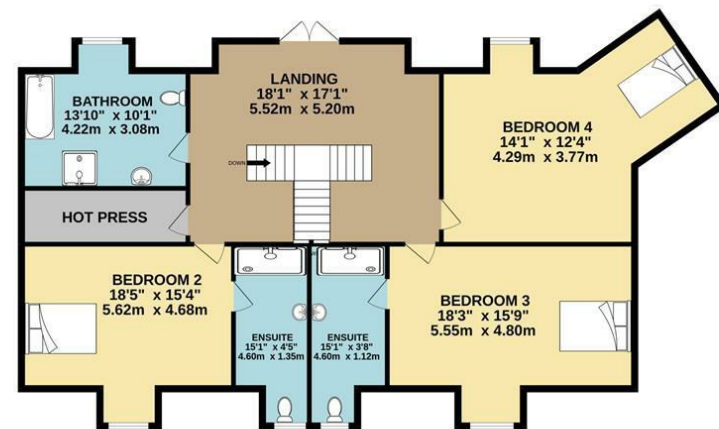


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4015sq.ft. (373.0 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.

Made with Metropix ©2022