





3 BEDROOM PLUS STUDY DETACHED RESIDENCE ON LARGE SITE.

A very fine two storey detached residence extending to c. 137 sq.m. perfectly positioned on c. 0.5 acres located in the mature setting of the Proudstown Road only a gentle stroll from the Navan Town Centre.



Castle View, Proudstown Road, Navan, Co. Meath C15 F2X6



1475.00 sq ft



3



2

This property is distinctive with a painted dash façade and feature red brick and stands proud behind a gated entrance and spacious driveway, walled in front garden with mature trees providing plenty of privacy and a car garage to one side.

The property is completely secure on both sides providing the ultimate privacy for the mature back garden. The rear garden is vast and is fully landscaped benefiting from an array of fruit trees, shrubs and colourful plantation. There is a lovely patio to the rear from the patio doors and there are many little dedicated sun spot in the garden ideal for some relaxation.

Internally this property is most welcoming and it is evident it is a property which was carefully maintained over the years and now benefits from an extension to the rear. There are two lovely reception rooms with large windows to the front of the property and a large open plan kitchen / dining area to the rear.

The back lobby invites load of light to the rear of the property. All double bedroom are spacious and have built in storage. The study with its large window overlooking the garden is a ideal spot for those now requiring work space at home.

This property offers rural living with its lovely large private garden yet has all the resources of Navan Town on its doorstep and walking distance to all the amenities in Blackcastle.

Located on the Proudstown Road on the outskirts of Navan Town c.5 minutes walk to the Town Centre.

Accommodation briefly comprises Entrance Hall, Lounge, Sitting, Kitchen / Dining, Office, 3 Bedrooms, Walk in Shower Room and Bathroom.

There are a host of amenities in the area to cater for the modern family's needs including GAA, rugby, golfing, fishing, horse riding not to mention the beautiful historical sites such as the Boyne Valley, Slane Castle and Newgrange. Navan is a thriving business town with a host of high street shops, excellent schools, leisure and sport facilities, restaurants and hotels. Within very easy reach of Castle View is Blackcastle Shopping Centre offering top quality butchers, supermarket and post office and three Primary Schools.

ACCOMMODATION

Entrance Hall

14'1" x 5'11"

With hardwood door with leaded glass side panel, carpet, coving and telephone point.





Lounge

13'8" x 10'6"

With carpet, marble fireplace (gas fire) and coving.

Sitting Room

14'9" x 11'0"

With carpet, tiled fireplace (open fire) and coving.

Kitchen / Dining

15'4" x 14'7"

Spacious room with vinyl floor covering, built in solid wood wall and floor units with matching display cabinets, oven, hob, extractor fan, dishwasher, washing machine and glass hatch. Open arch to dining space.



Back Lobby

7'1" x 6'2"

A bright area with tiled flooring, velux window, recessed lights and patio doors to the rear.

Shower Room

8'8" x 4'9"

With tiled flooring, partly tiled walls, w.c., w.h.b. and walk in shower with Triton T90si.

Landing

With carpet and feature window over looking the garden.



Bedroom 1

15'4" x 10'11"

With carpet and built in wardrobes.

Bedroom 2

10'7" x 9'3"

With carpet and built in wardrobes.



Bedroom 3

10'6" x 9'3"

With carpet and built in wardrobes.

Office

6'11" x 5'2"

With carpet.

Shower Room

8'5" x 6'3"

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





Garage

16'1" x 9'8"

With up and over door.

Shed

9'7" x 6'0"

Boiler House

13'5" x 3'7"

Plumbed with outdoor toilet.

FIXTURES & FITTINGS

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

FEATURES

- Town centre location on mature and secluded site of c. 0.5 acres
- Excellent access to M3 at Junction 8 & Junction 9
- Exceptionally large landscaped rear garden
- Gated entrance with walled in front driveway and front lawn
- Very well maintained property throughout
- Spacious living and bedroom accommodation
- Double glazed windows (excluding 2)
- Garage
- Shed & Boiler House
- Site completely enclosed with mature hedging & walled in on two sides

OUTSIDE

- Oil fired central heating
- Mains Water
- Mains Sewerage
- Full monitored digital alarm
- Sensor lighting front & rear

DIRECTIONS

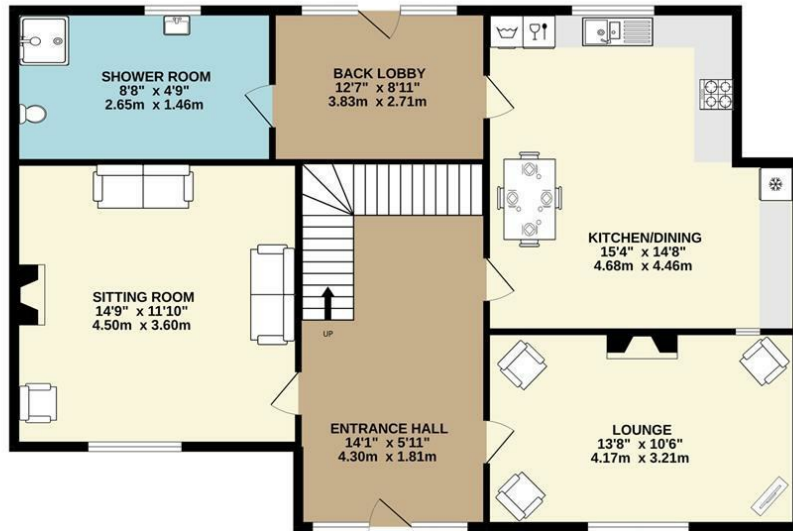
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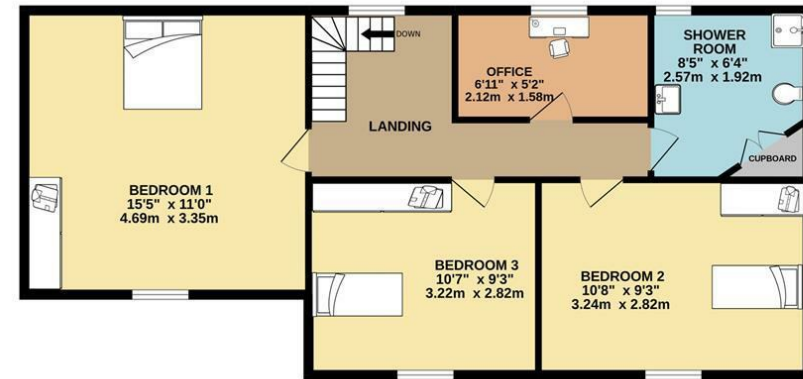


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1475sq.ft. (137.0 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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