



  
Raymond  
Potterton

14 Dunville Lawn Navan Co. Meath C15 NY8A

€350,000


BER A3





An excellent 3 bedroom semi detached residence extending to c.138 sq.m. Located in Dunville a popular new development. Constructed in 2018 to the highest of standards and is an A rated home.



# 14 Dunville Lawn Navan Co. Meath C15 NY8A

 1485.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property has a lovely part brick façade, parking space for two cars to the front with gated side access to the rear of the property.

Internally the property is presented in excellent condition and has an abundance of space. It enjoys a large kitchen / dining area and the property many top quality features including wooden flooring, modern tiling, built in kitchen with oven, hob and integrated dishwasher and large rear garden with garden shed.

Excellently located on the Dublin side of Navan Town and is in a great residential area within walking distance to Johnstown shopping centre, St. Stephen's National School and Coláiste na Mí, Secondary School.

This property has easy access to the M3 and N2 routes to Dublin and is walking distance from the bus stop which provides a regular bus service to the City.

Accommodation includes Entrance Porch, Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FEATURES

- Excellent interior
- Extremely spacious accommodation
- A rated home
- Gas heating and solar panels
- Fully alarmed
- PVC double glazed windows
- PVC fascia and soffit
- Garden Shed





### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, microwave, integrated dishwasher and free standing wardrobe in the main bedroom are included in the sale.



## ACCOMMODATION

### Entrance Porch

With wooden flooring, composite front door with glass side panels.

### Entrance Hall

5.31 x 1.97

With wooden flooring and under-stairs storage.

### Lounge

5.42 x 3.92

With wooden flooring.

### Kitchen / Dining

4.30 x 5.96

With tiled flooring, built in modern wall and floor units with wood effect worktop, composite sink unit, oven, microwave, hob, extractor fan, integrated dishwasher and patio doors to the garden.

### Utility

1.54 x 2.31

With tiled flooring, built in counter, stainless steel sink and door to kitchen.

### Guest w.c.

1.55 x 1.52

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

### Landing

With wooden flooring, hotpress and stairs to the attic.

### Bedroom 1

3.57 x 5.30

With wooden flooring, built in wardrobes and free standing wardrobes.

### Ensuite

1.21 x 2.36

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

### Bedroom 2

3.57 x 5.00

With wooden flooring and built in wardrobes.

### Bedroom 3

2.33 x 4.12

With wooden flooring and built in wardrobes.

### Bathroom

3.45 x 2.32

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

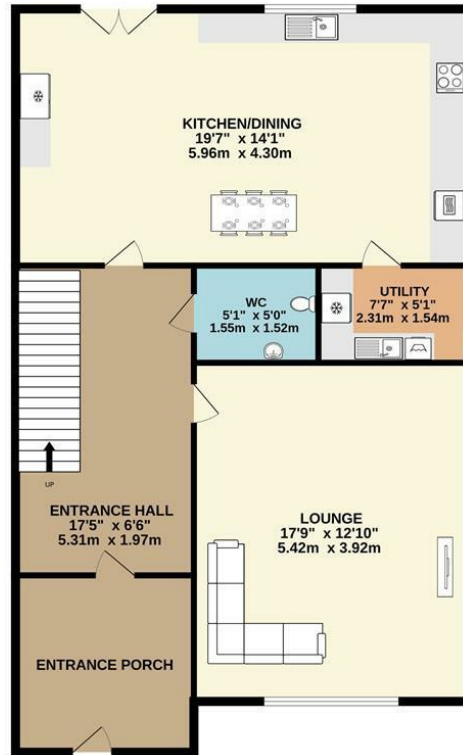
## DIRECTIONS

EIRCODE: C15 NY8A

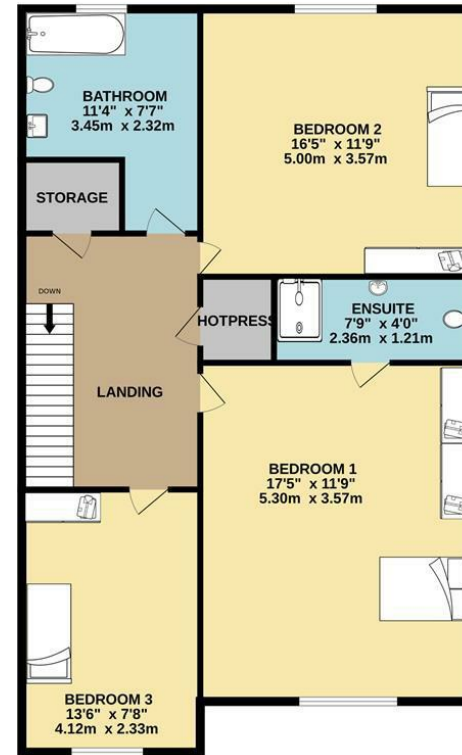


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1485sq.ft. (138.0 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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