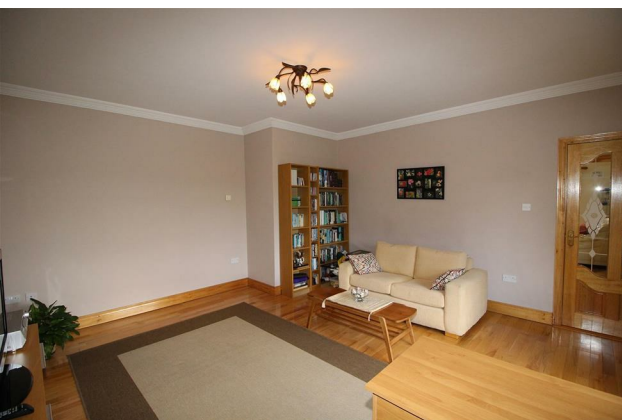








Grange Castletown is an exceptional 4 bedroom detached family residence, which extends to approximately 224 sq.m. and sits proudly on circa 0.75 acre of beautiful, landscaped gardens.







# Grange, Castletown, Navan, Co. Meath C15 H3V6



2411.00 sq ft



4



3

## INTRODUCTION

Constructed in 2004 this is a fine dormer bungalow with nice large rooms throughout is presented in excellent condition. Also on the site is a home office with ensuite facilities and a large, detached garage.

This property is excellently laid out with well-proportioned living accommodation. The kitchen has a spacious open plan design with modern cream fitted kitchen units, further enhanced by a spacious dining space and a wonderful stove set to the side providing a cozy relaxing space in this room. The sunroom is full of light a perfect extension to the kitchen / dining area.

The residence and site are bound by mature hedging. The property offers a painted finish façade and is complimented with lush gardens to the front and rear with an array of mature trees, stone entrance and automated gates. The gardens are carefully manicured and there is a lovely private patio to the rear of the property.

Located in Castletown on the Kingscourt / Nobber road and just 15 minutes from Navan Town. Castletown offers that elusive combination of village life coupled with the ease of access to the town and city.

There is an array of amenities close by including St Patricks National School, O'Carolan College Secondary School, Church, GAA grounds and grocery shop and public house in the Village. Castletown benefits from the lovely greenway which will link Navan to Kingscourt. It is within close proximity to the N2, M3 and M1. Dublin Airport and Blanchardstown are approximately 45 minute drive. Navan 10km, Kells 12km, Ardee 10km.

Grange, Castletown is a stunning home with family orientated accommodation, viewing is highly recommended to fully appreciate all the qualities this home has to offer.

## ACCOMMODATION

### Entrance Hall

20'4" x 7'6"

With solid wooden door with feature glass side panels, stained wood stairs with carpeted step, understairs storage and alcove, solid oak flooring and coving.

### Lounge

16'4" x 14'5"

Lovely large dual aspect room with solid oak flooring, hardwood fireplace with cast iron insert (gas fire), coving and T.V. point.





#### **Bedroom 4 / Reception**

17'0" x 16'4"

With solid oak flooring and coving.

#### **Kitchen / Dining**

29'2" x 15'5"

Amazingly spacious and well fitted Kitchen with tiled flooring, built in modern cream wall and floor units, stainless steel sink unit with filter tap, Rangemaster dual fuel oven / hob, integrated dishwasher, Samsung fridge freezer, central island, coving and recessed lights. Open plan to Dining / Living area.

Dining / Living area with solid oak flooring, coving, recessed light, solid fuel stove, TV point and double oak doors with glass inserts to Sunroom.



#### **Sunroom**

11'9" x 10'5"

With tiled flooring, vaulted ceiling and patio doors to the rear garden.

#### **Utility**

11'1" x 9'2"

With polished porcelain tiling, built in modern cream floor units, stainless steel sink unit, washing machine, tumble dryer and hotpress.

#### **Guest w.c.**

6'6" x 3'11"

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



#### **Landing**

With solid oak flooring, coving and feature staircase.



#### **Bedroom 1**

16'8" x 16'4"

With carpet, built in sliderobes, telephone point and T.V. point. Walk in wardrobe 2'6" x 1'6" with carpet, hanging and storage space.

#### **Ensuite**

7'6" x 5'2"

With tongue and groove flooring, w.c., w.h.b. and shower with Triton T90si.







### Bedroom 2

15'5" x 11'9"

With carpet.

### Bedroom 3

17'4" x 10'2"

With tongue and groove flooring.

### Bathroom

9'2" x 8'6"

With tongue and groove flooring, partly tiled walls, w.c., w.h.b., bath and shower with Triton T90si.

### FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, Rangemaster oven, extractor fan, integrated dishwasher, fridge freezer, washing machine, tumble dryer and garden shed are included in the sale. Some furniture open to an offer.

### FEATURES

- Quiet countryside location
- Exceptional interior décor throughout
- High quality carpentry with oak doors and glass inserts
- Excellently manicured lawns with carefully planted hedgerows
- Automated gates
- Office Room with wash room
- Detached garage
- Oil fired central heating. Solid fuel stove
- Private well
- Bio cycle
- High degree of insulation – Excellent B2 BER rating
- PVC double glazed windows
- PVC fascia and soffit

### DIRECTIONS

From Navan travel out the R164 Navan / Kingscourt Road for 16kms passing Kilberry and Wilkinstown and the property is on the right hand side identified by our for sale sign.



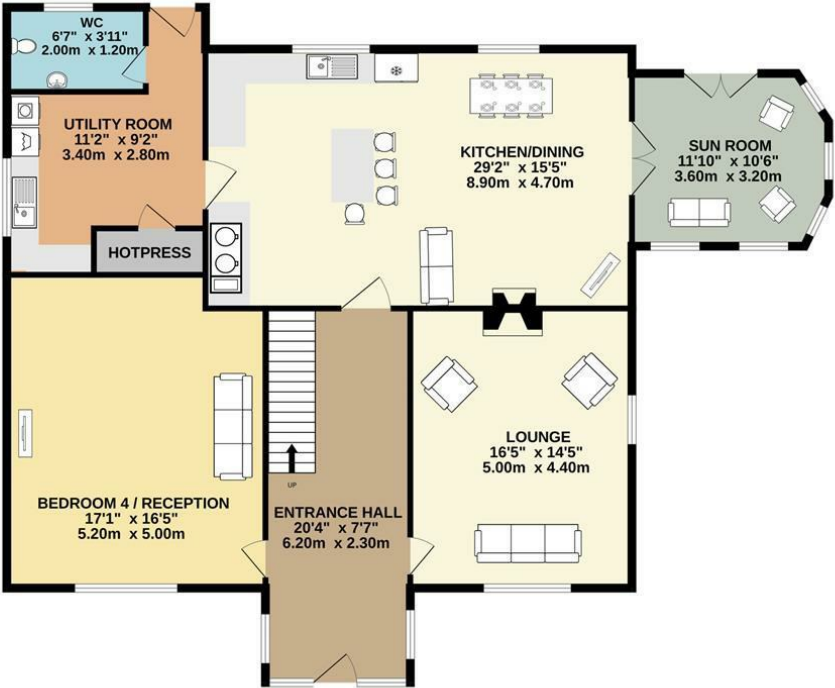






FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2411sq.ft. (224.0 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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