



71 Athlumney Village Navan Co. Meath C15 XKN7

€460,000








Raymond Potterton Auctioneers are delighted to present this outstanding 4-bedroom detached residence on large site with garage in the ever-popular Athlumney village development.

This prime property located in a quaint cul de sac in a mature residential development.

# 71 Athlumney Village Navan Co. Meath C15 XKN7

 1850.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

On entering the property, it is immediately evident that no stone had been left unturned in the décor of this family home.

Elegant and luxurious living accommodation of c. 1850sq ft. split over two levels comprises of Ground Floor - Entrance Hallway, Kitchen, Dining Room, Sitting Room and Living Room/Office 1st floor - Master Bedroom with Ensuite, three more large Bedrooms and family Bathroom.

No. 71 comes to the market in excellent condition throughout and boasts an endless list of additional features including oil fired central heating, a gated private site non-overlooked rear garden and bright & spacious accommodation throughout

Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb family home.

## FEATURES

- Sought after location
- Quiet cul de sac
- Close to Town Centre
- Oil heating
- Large site
- Spacious living accommodation
- Very well presented internally
- Detached Garage
- PVC double glazed windows throughout
- PVC fascia and soffit
- Hardwood Maple flooring downstairs
- Floored Attic accessed by fixed ladder
- Walled in front entrance with wrought iron gates





### **FIXTURES & FITTINGS**

All flooring, blinds and light fittings are included in the sale.

## ACCOMMODATION

### Entrance Hall

16'2" x 7'2"

With hardwood maple flooring.

### Lounge

18'2" x 12'9"

With hardwood maple flooring, tiled fireplace and open fire.

### Reception room

15'8" x 10'1"

With hardwood maple flooring.

### Dining room

16'10" x 10'5"

With hardwood maple flooring.

### Kitchen

16'10" x 9'6"

With tiled flooring, built in wall and floor units, oven and hob.

### Utility room

15'11" x 10'0"

With tiled flooring, fitted wall and floor units.

### Guest w.c.

6'2" x 4'7"

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

### Landing

With carpet.

### Bedroom 1

16'6" x 9'7"

With wooden flooring and built in wardrobes.

### Ensuite

8'3" x 5'10"

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

### Bedroom 2

11'10" x 9'4"

With wooden flooring and built in wardrobes.

### Bedrooms 3

9'4" x 9'4"

With wooden flooring and built in wardrobes.

### Bedroom 4

9'8" x 8'2"

With wooden flooring and built in wardrobes.

### Bathroom

7'4" x 6'3"

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

### Attic

Floored and accessed by fixed ladder.

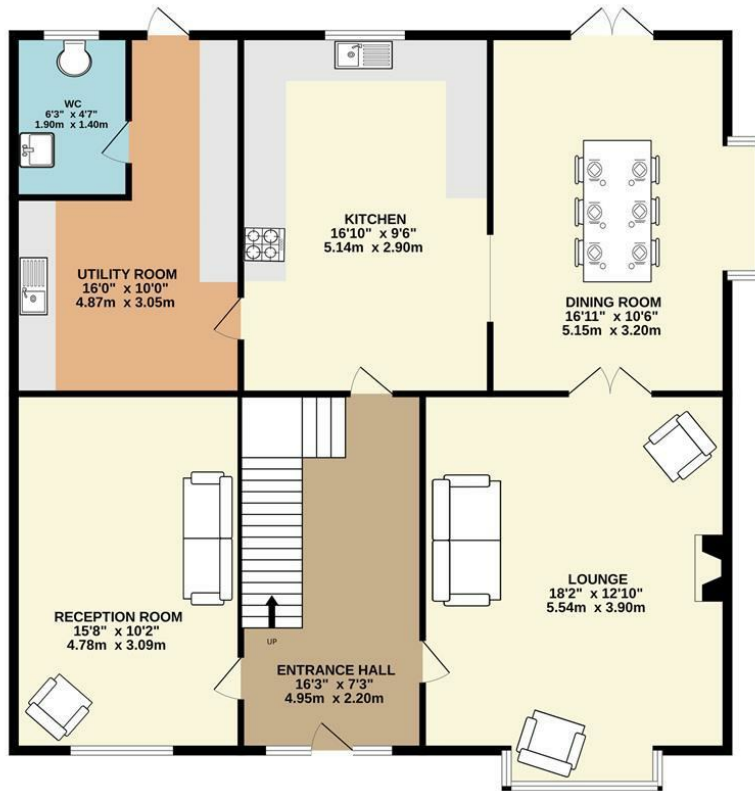
## DIRECTIONS

Eircode: C15 XKN7

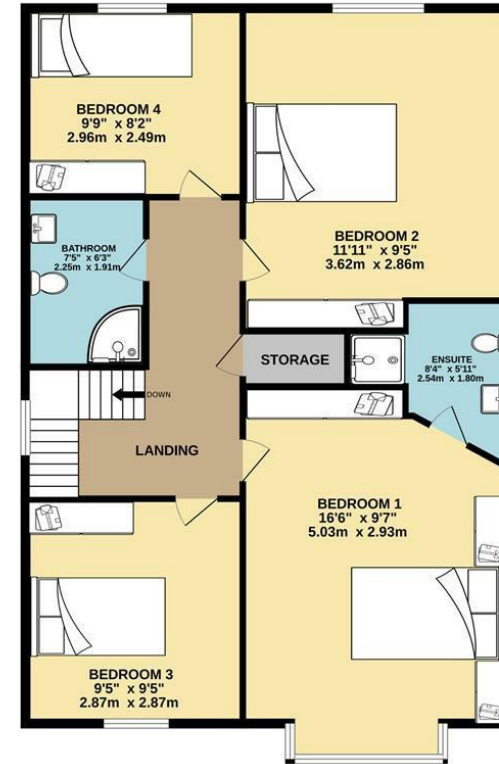


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1722sq.ft. (160.0 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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