




Raymond
Potterton

Balgill, Bective, Navan, Co. Meath C15 NT20


€380,000






Raymond Potterton & Co present to the market this stunning country residence on c. 1.03 acre surrounded by beautifully landscaped private grounds and Mature trees & Hedgerow.

Balgill, Bective, Navan, Co. Meath C15 NT20

 1475.00 sq ft

 5 Bedrooms

 3 Bathrooms

INTRODUCTION

Very attractively located in pleasant countryside location yet located just off the Navan – Trim Road just 6 km from Navan, 8.5 km to Trim and 5 km to Junction 8 of the M3 Motorway.

The property is easily accessible to Dublin and journey times to the M50 is c. 25 minutes from the property.

On entering the home, it is evident how much space & light the property provides from the floor to ceiling windows to rear.

The property boasts of stunning surrounds to all aspects of the site.

The property also boasts a large workshop to the side of the house and a separate shed adjoining both of which could be incorporated into the residence if so wished to extend the dwelling.

Accommodation briefly consists of a feature entrance hall, reception room, Dining room, a stunning kitchen, a large utility room, guest w.c, storage room, five bedrooms (Master ensuite), and a spacious family bathroom.

FEATURES

- Stunning property
- Mature private site
- Patio area
- Spacious family home
- Large workshop
- Storage shed
- Great location
- Close to M3 Motorway





FIXTURES & FITTINGS

All flooring, curtains, blinds light fittings, stove and kitchen appliances are included in the sale.



ACCOMMODATION

Porch

4'5" x 4'11"

With hardwood floor and sliding door.

Entrance Hall

9'10" x 11'8"

With carpet.

Lounge

11'10" x 20'8"

With carpet, brick facade fireplace with stove with dual aspect windows.

Reception Room

9'7" x 13'7"

With carpet. Serving hatch from Kitchen.

Kitchen / Living

13'1" x 20'0"

With vinyl flooring, wall and floor kitchen units, dishwasher and fridge. Door to rear.

Utility Room

5'5" x 16'4"

With tiled flooring and door to rear.

Guest w.c.

5'5" x 3'1"

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

Hallway

30'2" x 30'3"

With carpet.

Master Bedroom

12'5" x 10'8"

With carpet and built in wardrobes.

Ensuite

6'9" x 7'1"

Fully tiled, w.c., w.h.b. and shower.

Bedroom 1

9'4" x 11'10"

With carpet and built in wardrobes.

Bedroom 2

6'10" x 9'4"

With carpet and built in wardrobes.

Bedroom 3

9'4" x 6'11"

With carpet and built in wardrobes.

Bathroom

9'7" x 6'11"

Fully tiled, w.c. w.h.b., corner shower and corner jacuzzi bath.

Office

9'2" x 7'1"

With carpet.

Shed

8'9" x 16'0"

With garage door.

Workshop

Workshop with double doors.

DIRECTIONS

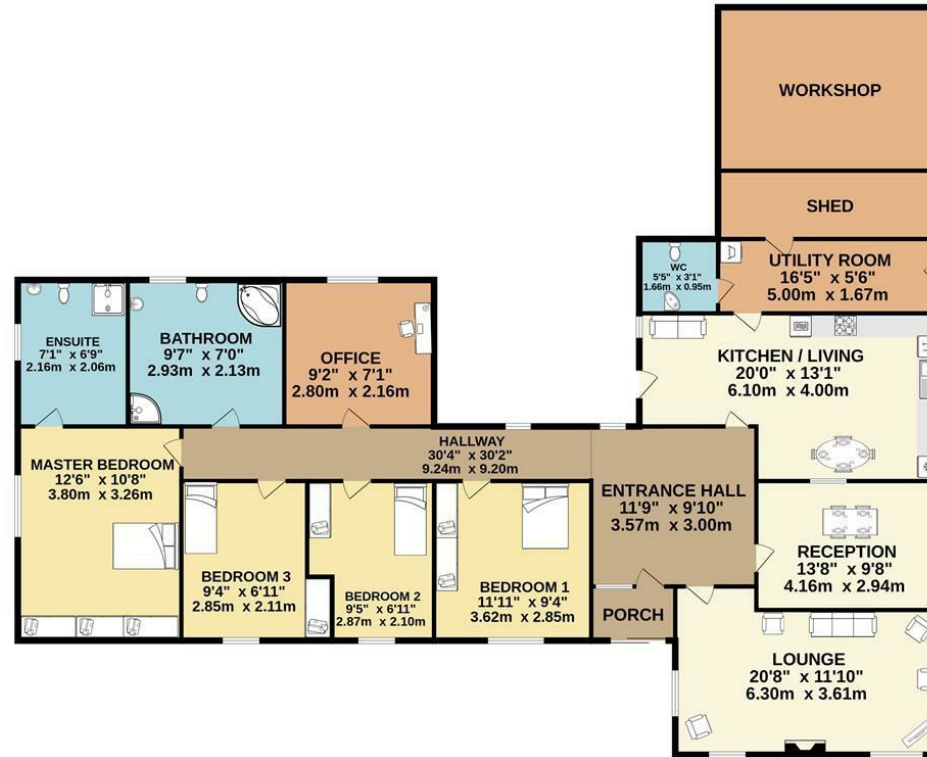
EIRCODE: C15 NT20

From Navan travel on the trim road for 6km and take the first left hand turn before the filling station the property located a short distance on your left-hand side identified by our for sale sign.



FLOOR PLAN

GROUND 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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