



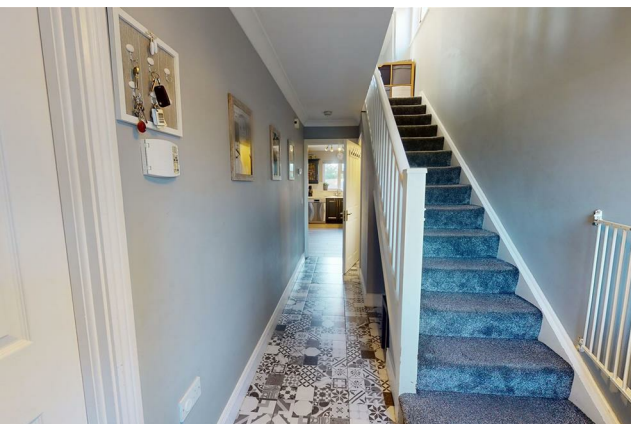
  
Raymond  
Potterton

14 Rowan Glen, Athlumney wood, Navan Co. Meath C15 YN0F

€295,000

BER C3








An exceptional extended 3-bedroom semi-detached family home nicely situated in the popular residential development of Athlumney wood.



# 14 Rowan Glen, Athlumney wood, Navan Co. Meath C15 YN0F

 1238.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property has many features such as bright and spacious living accommodation with quality extension to rear, large corner garden and is finished to a very high standard throughout.

The property benefits from a cobble lock driveway and also boasts of a fully landscaped rear garden.

The location of Athlumney wood is second to none been within walking distance to Navan town centre, Johnstown Shopping Centre and close to many schools, shops & restaurants.

Exit 8 of the M3 motorway is less than five minutes away and is within easy reach of the M50 & Blanchardstown (25 Minutes).

There is also excellent public transport links to Dublin city centre on your doorstep.

Accommodation includes Entrance Hall, Lounge, Kitchen / Diner, Sun room, Guest W.C., 3 Bedrooms with master ensuite, Main Bathroom, and Garden Shed.

## FEATURES

- Excellent condition throughout
- Gas fired central heating
- Close to all amenities
- Large Landscaped rear garden
- Move in condition







### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, and garden shed are included in the sale.



## ACCOMMODATION

### Entrance Hall

14'9" x 6'7"  
With tiled flooring.

### Lounge

16'11" x 10'7"  
With wooden flooring and open fire with feature fireplace.

### Kitchen / Diner

17'3" x 12'5"  
With tiled flooring, built in wall to floor units, sink, oven, hob, fridge, freezer, dishwasher and extractor fan.

### Sunroom

16'10" x 9'6"  
With wooden flooring.

### Guest w.c.

8'11" x 5'1"  
With tiled flooring, w.h.b and w.c.

### Bedroom 1

10'5" x 10'4"  
With wooden flooring and built in wardrobe.

### Ensuite

8'1" x 2'11"  
With tiled flooring, w.h.b, w.c and electric shower.

### Bedroom 2

15'2" x 9'0"  
With wooden flooring and built in wardrobe.

### Bedroom 3

9'1" x 7'6"  
With wooden flooring and built in wardrobe.

### Bathroom

6'10" x 6'2"  
With tiled flooring, w.h.b, w.c, bath and electric shower.

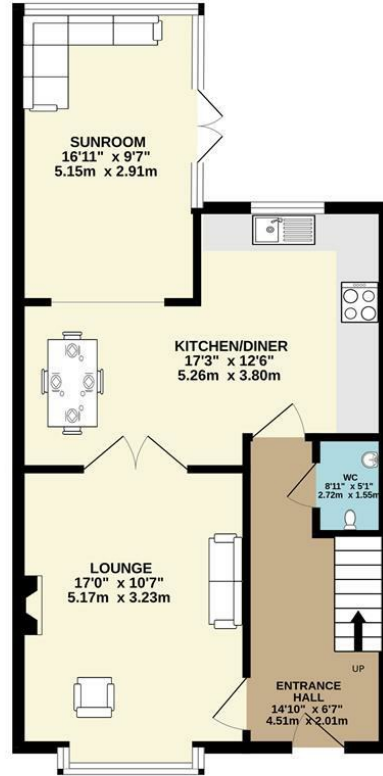
## DIRECTIONS

From Dublin travel into Navan along the M3. Exit at Junction 8 towards Navan Town. At the 1st set of traffic lights turn right. Take the second left into Athlumney Wood. In the development follow the directional sign for Rowan Glean . Turn left onto Rowan Glen and follow the road around number 14 is on your right hand side.



# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1238sq. ft. (115.0 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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