



  
Raymond  
Potterton

18 The Park, Athlumney Abbey Navan Co. Meath C15 EK8F

€440,000

BER D1








18 The Park is a large 4/5 bedroom detached house located in the mature residential area of Athlumney Abbey.

This property comes to the market in showhouse condition and extends to over 155 Sq. Mts.

# 18 The Park, Athlumney Abbey Navan Co. Meath C15

 1668.41 sq ft

 5 Bedrooms

 4 Bathrooms

## INTRODUCTION

A stunning 4/5 bedroom detached residence in the sought after location of Athlumney Abbey. The property is in a cul-de-sac location and is overlooking a large green area.

This property is brought to the market in show house condition throughout and no stone has been left unturned in the décor of the property.

This outstanding family home also boasts an attractive red brick façade with a walled in and cobblelocked front driveway. The rear garden is landscaped and has a large side access.

The location of the property is second to none within easy access to schools, shops, restaurants, local transport and a huge array of other local amenities.

The property is located only minutes drive from the M3 Motorway and only 2.5km from Navan town centre.

Accommodation includes Entrance Hall, Reception Room, Lounge, Dining Room, Kitchen, Utility Room, Guest w.c., 4 Bedrooms (2 Ensuites) and Family Bathroom.

## FEATURES

- Bright & spacious living accommodation
- Excellent condition
- Freshly painted with new wooden floors and carpets
- Gas fired central heating
- PVC double glazed windows throughout
- Side entrance to utility room
- Cobble lock driveway
- Landscaped front and rear garden
- Overlooking large green area
- Cul de sac location







### **FIXTURES & FITTINGS**

All flooring, blinds, oven / hob, extractor fan, washing machine, dishwasher and fridge freezer are included in the sale.



## ACCOMODATION

### Entrance Hall

21'11" x 5'2"

With tiled flooring.

### Reception Room

13'9" x 8'2"

With wooden flooring and built in wardrobe.

### Lounge

19'4" x 12'5"

With wooden flooring, open fire with feature mantle piece.

### Dining Room

14'1" x 11'1"

With tiled flooring.

### Kitchen

17'8" x 14'9"

With tiled flooring, built-in wall and floor units, fridge freezer, oven, hob and extractor fan.

### Utility Room

7'6" x 5'6"

With tiled flooring, built in wall to floor units and washing machine.

### W.C

7'6" x 4'7"

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

### Landing

With carpet.

### Bedroom 1

13'5" x 11'5"

With wooden flooring and built-in wardrobe.

### Ensuite

7'6" x 5'2"

With wooden flooring, w.c, w.h.c and shower.

### Bedroom 2

13'5" x 11'9"

With wooden flooring and built in wardrobe.

### Ensuite

10'2" x 3'7"

With wooden flooring, w.c, w.h.c and shower.

### Bedroom 3

11'5" x 10'2"

With wooden flooring and built in wardrobe.

### Bedroom 4

10'9" x 7'6"

With wooden flooring and built in wardrobe.

### Bathroom

7'10" x 5'6"

With wooden flooring, w.c, w.h.b and bath.

## DIRECTIONS

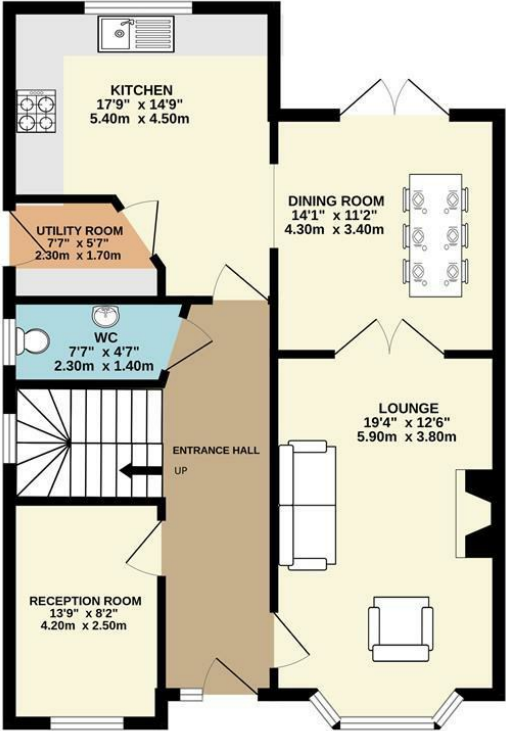
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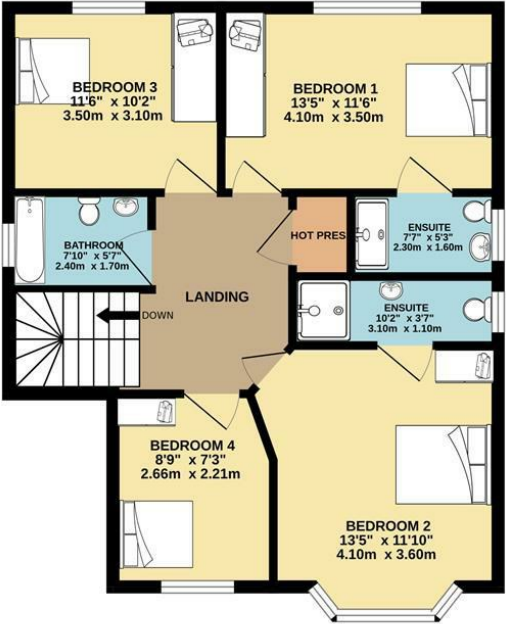


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1668sq.ft. (155.0 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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**0469027666**  
 Watergate Street Navan Co. Meath C15  
 PT8X  
 raymondpotterton.com

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