




Raymond
Potterton

96 Athlumney Castle Navan Co. Meath C15 V06P

€339,950


BER C3





Raymond Potterton Auctioneers are delighted to present this outstanding 3 bedroom semi-detached residence in the ever-popular Athlumney Castle.



96 Athlumney Castle Navan Co. Meath C15 V06P

 1173.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features.

superbly situated on the Castle side of Athlumney Castle in a quiet cul de sac location this property is within walking distance of Navan Town Centre and all amenities.

The property has a cobblelocked drive with ample parking to the front and to the rear is an extra large private rear garden with side access.

The property benefits from well proportioned light filled accommodation with a well designed family friendly layout with ample off street parking to the front.

FEATURES

- Bright & spacious living accommodation
- Large cobblelock driveway
- Large landscaped back garden with patio
- Well presented throughout
- PVC double glazed windows throughout
- Close to local amenities & schools
- Walking distance to the Navan Town Centre
- Previous rent €1,550





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

With tiled flooring

Lounge

16'11" x 11'5"

With wooden flooring and open fire place with feature mantelpiece.

Kitchen

13'9" x 10'5"

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

Dining Room

13'9" x 8'10"

With tiled flooring and patio door to rear.

Utility Room

5'6" x 5'2"

With wooden flooring, wall to floor units and washing machine.

W.C

5'2" x 3'11"

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

Bedroom 1

15'1" x 10'9"

With carpet flooring and built-in wardrobe.

Ensuite

6'10" x 5'10"

Which w.c, w.h.b and shower.

Bedroom 2

12'9" x 11'1"

With wooden flooring and built-in wardrobe.

Bedroom 3

8'10" x 7'6"

With carpet flooring and built-in wardrobes.

Bathroom

9'2" x 7'10"

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

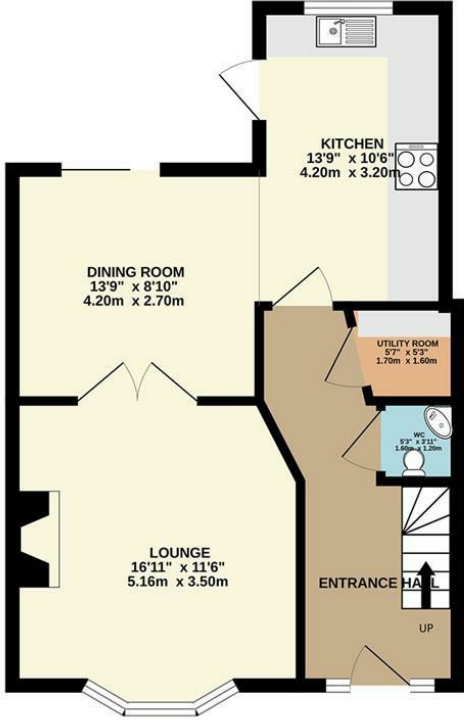
DIRECTIONS

Eircode: C15 V06P

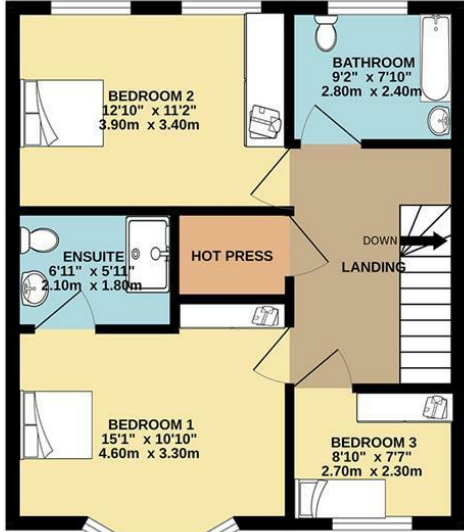


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1173sq.ft. (109.0 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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