



Hayestown Navan Co. Meath C15 E09V

€640,000








New to the market this stunning recently constructed A-Rated home on c.1 Acre.



# Hayestown Navan Co. Meath C15 E09V

 3584.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

Located in the townland of Hayestown within a few minutes drive from the bustling town of Navan this popular address enjoys peaceful countryside living yet is within easy reach of all the amenities of the local area along with easy access to Dublin ( c.25-minute drive to the M50).

This elegant property which extends to some 333 sqm comes to the market as a blank canvas for the new owners to be the property is cosmetically unfinished internally except for a stunning kitchen and island which has been installed recently.

Accommodation comprises of large Entrance Hall with feature stairwell, Kitchen/ Living Room, Utility Room, w.c., Lounge, 4 Bedrooms (Master Ensuite), Bathroom & multi purpose Attic Room.

The property has been constructed using the finest materials with Donegal natural stone complemented by granite chills further enhanced by a slate roof.

The location of the property is second to none, within easy reach of the M3 & M2 motorways and within 30 mins of Dublin airport.

There are a host of amenities in the area to cater for the modern family's needs including Royal Tara Golf club, GAA, rugby, fishing, horse riding not to mention the beautiful historical sites in the immediate vicinity.

## FEATURES

- Spacious family home of c. 3500 sq. ft
- Internally an unfinished blank canvas
- Highly efficient home A rating
- Stunning Kitchen
- Air to water heat pump
- Bright and spacious accommodation
- Peaceful location
- Within 30 Minutes' drive to M50
- Close to school & all local amenities





### **FIXTURES & FITTINGS**

All flooring and blinds are included in the sale.



## ACCOMMODATION

### Entrance Hall

24'11" x 14'9"

With wooden flooring

### Kitchen / Dining Room

24'11" x 13'5"

With wooden flooring, built in wall and floor units, fridge, oven, hob and extractor fan.

### Lounge

18'0" x 14'1"

With wooden flooring.

### Sunroom

15'5" x 13'9"

With concrete flooring.

### Utility Room

16'0" x 10'2"

With concrete flooring.

### Guest w.c.

4'11" x 3'11"

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

### Bedroom 1

15'1" x 14'5"

With concrete flooring.

### Ensuite

11'5" x 6'10"

With concrete flooring. Plumbed for w.c., w.h.b. and shower.

### Walk in Wardrobe

15'8" x 7'10"

With concrete flooring.

### Bedroom 2

12'1" x 11'9"

With concrete flooring.

### Walk in Wardrobe

6'6" x 3'7"

With concrete flooring.

### Bedroom 3

14'9" x 11'5"

With concrete flooring.

### Walk in Wardrobe

7'2" x 3'11"

With concrete flooring.

### Bathroom

11'5" x 9'2"

With concrete flooring. Plumbed for w.c., w.h.b., bath and shower.

### Bedroom 4

14'1" x 12'9"

With concrete flooring.

### Attic Room

41'7" x 20'8"

With wooden flooring.

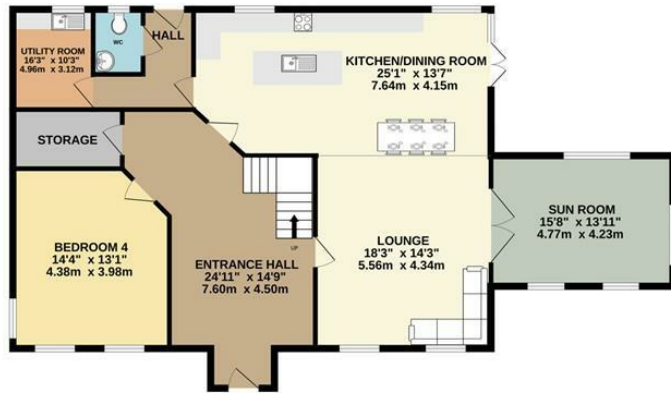
## DIRECTIONS

EIRCODE: C15 E09V

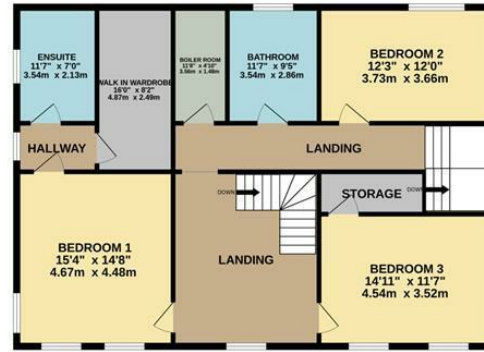


# FLOOR PLAN

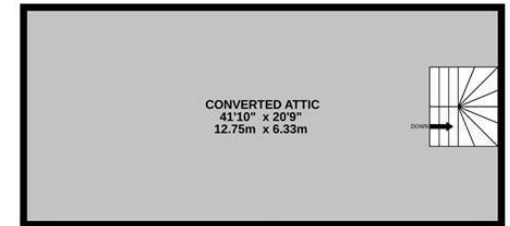
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 3584sq.ft. (333.0 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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