




Raymond
Potterton

39 Cedar Vale, Athlumney Wood, Navan, Co. Meath C15 PC5R

€320,000


BER B2





39 Cedar Vale is an outstanding 3 bedroom semi detached family house extending to c.96 sq.m and is located in the popular residential development Athlumney Wood.



39 Cedar Vale, Athlumney Wood, Navan, Co. Meath C15 PC5R

 1033.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Very well located in Athlumney Wood a very attractive residential development on the Dublin side of Navan Town. Externally the property has a low maintenance exterior, cobblelock driveway to the front and a spacious landscaped rear garden. The residence is in walk in condition and has a B2 energy rating.

There are lots of attractive features in this property such as high gloss kitchen, good quality flooring and tiling throughout, feature recessed lights in the hall and stairs and new gas boiler with plumbing upgrades including thermostats on all radiators and zoned heating.

Located within walking distance of all local amenities in Johnstown and Navan Town Centre.

The property is located 2 minutes drive from the M3 Junction 8, 30 minutes from Dublin Airport and 55km from Dublin City.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest W.C., 3 Bedrooms (Master Ensuite) and Bathroom.

FEATURES

- Gas fired central heating with new boiler
- Zoned heating (Downstairs, Upstairs & Water)
- Thermostats on all radiators
- Fire suitable for gas or open fire
- Excellent B2 energy rating
- Ample attic storage space
- New flooring upstairs
- Fully alarmed





FIXTURES & FITTINGS

All flooring, blinds, integrated fridge freezer, integrated dishwasher and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

17'10" x 6'3"

With hardwood door with glass side panel, tiled flooring and open understairs storage.

Lounge

18'6" x 10'9"

With wooden flooring, feature limestone fireplace suitable for open fire, gas or electric. Double doors to Kitchen / Dining area.

Kitchen / Dining Room

17'6" x 15'2"

With tiled flooring, built in wall and floor units, stainless steel sink unit, integrated fridge freezer, integrated dishwasher, extractor fan and utility press plumbed for washing machine and tumble dryer.

Guest w.c.

5'5" x 3'7"

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

Bedroom 1

11'10" x 10'8"

With wooden flooring and built in wardrobes.

Ensuite

7'6" x 3'5"

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

Bedroom 2

15'8" x 10'10"

With wooden flooring and built in wardrobes.

Bedroom 3

8'7" x 7'7"

With wooden flooring.

Bathroom

7'1" x 5'11"

With tiled flooring, w.c, w.h.b, with vanity unit and bath.

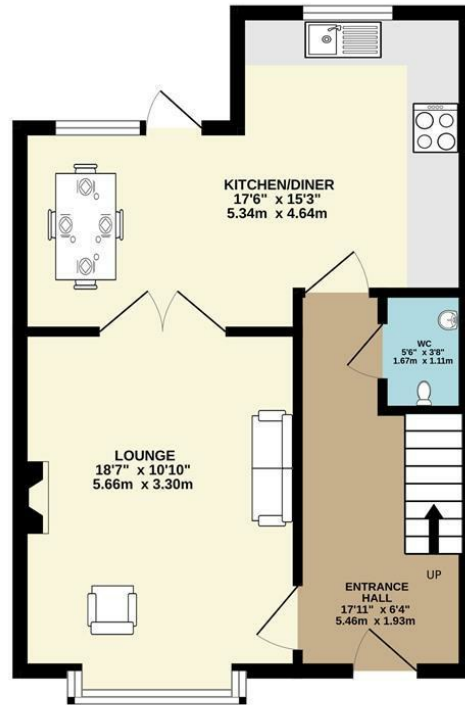
DIRECTIONS

Eircode C15 PC5R - Please note google maps will direct you to Athlumney Close. Please enter Athlumney Wood from the Bothar Sion road.

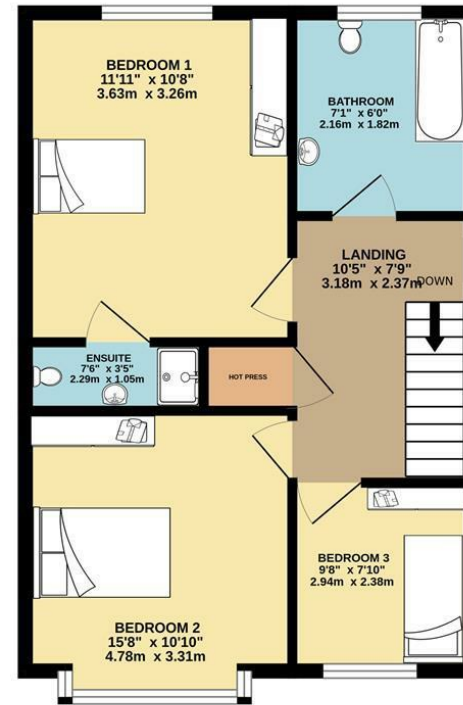


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1033sq.ft. (96.0 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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