



**Churchtown, Dunderry, Navan, Co. Meath C15 X048**

**€290,000**










Churchtown, Dunderry is a 3 bedroom detached residence, which extends to c. 97 sq.m. and sits proudly on c. 0.5 acre of beautiful landscaped gardens which are surrounded by mature hedging. Also on the site is a large, detached garage extending to c.67 sq.m.



# Churchtown, Dunderry, Navan, Co. Meath C15 X048

 1044.00 sq ft

 3 Bedrooms

 1 Bathrooms

## INTRODUCTION

This fine bungalow is well presented and offers well proportioned living accommodation. The large, double-glazed windows to the front of the property allows loads of natural light into the property. There is a lovely spacious kitchen with a solid fuel stove with a beautiful brick work surround. The kitchen benefits from patio doors letting in loads of light and access to the rear garden.

To the front of the property lies a tidy wooden fence and a fine entrance with cast-iron gates. The residence and site are bound by neat hedging. The property is complimented with lush gardens to the front and rear with an array of mature trees. The gardens are carefully manicured and there is a lovely private patio to the rear of the property.

The double garage provides ample space offering plenty of space for a vehicle and offers other potential.

Located in Churchtown, Dunderry on the L4024 and just 10 minutes from Navan Town. Churchtown, Dunderry offers that elusive combination of idyllic village life coupled with the ease of access to the town and city. There is an array of amenities close by including St Joseph's National School in Dunderry and an array of Secondary Schools in Navan & Trim.

Dunderry village is just a five-minute walk from the property offering a Church, GAA grounds, a grocery shop and two public houses. Dunderry is within proximity to the N2, M3 and M1. Dublin Airport and Blanchardstown are approximately 45-minute drive. Navan 7.5km, Trim 7.5km, Kells 19km.

Churchtown, Dunderry is a fine home on a mature site offering lots of future of potential for refurbishment and extension.







### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, light fittings, stove, dishwasher, fridge freezer, washing machine, tumble dryer are included in the sale. Some furniture opens to an offer.





## ACCOMMODATION

### Entrance Hall

3'7" x 8'2"

With composite door and carpet flooring.

### Lounge

22'3" x 21'7"

Lovely large room with wooden flooring, open fireplace with tidy brickwork surrounds and sliding patio door.

### Kitchen

17'8" x 16'4"

Amazingly spacious and well fitted Kitchen with tiled flooring, built in wall and floor units, stainless steel sink unit, fitted stove, fridge freezer, dishwasher, washing machine and tumble dryer.

### Bathroom

13'9" x 6'10"

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

### Back Hall

3'2" x 7'2"

Tiled floor and door to the rear.

### Bedroom 1

7'2" x 9'6"

Wooden floor

### Bedroom 2

11'5" x 11'9"

Wooden floor.

### Bedroom 3

7'6" x 8'6"

Carpet

## FEATURES

- Quiet countryside location with unspoilt views
- High ceilings
- Excellently manicured lawns with carefully planted hedgerows.
- Cast iron gates.
- Detached garage
- Oil fired central heating. Solid fuel stove
- Mains water
- Septic tank
- PVC double glazed windows
- PVC fascia and soffit
- Phonewatch alarm system

## DIRECTIONS

EIRCODE: C15 X048



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 1044sq. ft. (97.0 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 in 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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