



217 Athlumney Castle, Navan, Co. Meath C15 K1V3

€329,000








No. 217 is a superb 3 bedroom semi-detached residence extending to 109 sqm located in the mature and ever-popular development of Athlumney Castle.



217 Athlumney Castle, Navan, Co. Meath C15 K1V3

 1173.27 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

We are delighted to bring to the market this beautifully presented property located in a cul-de-sac in the much sought after area of Athlumney.

This property has a lovely mix of stone and red brick facade which is complimented by a paved front driveway.

The property benefits from well proportioned light filled accommodation with a well designed family friendly layout. It offers a large driveway providing plenty of room for off street parking and has a lovely walled in private rear garden with patio area from the dining area.

This property comes to the market in excellent condition throughout and benefits from a new boiler Logic condenser gas boiler, wooden flooring, newly fitted carpets and solid wood kitchen. The property is presented in neutral tones leaving it ideal for the new owner to enhance.

Athlumney Castle is within walking distance to schools, Navan Town Centre and many other local amenities. It is ideally located close to the bus stop with all services to Dublin City Centre and the property is within easy reach of the M3.

Accommodation includes Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Guest w.c., 3 Bedrooms (Main Ensuite), Storage room, Hot-press and Family Bathroom.

FEATURES

- Premier residential development
- Bright & spacious living accommodation
- Brick piers to the front with cobblelock driveway
- Large landscaped back garden with patio
- Well presented throughout
- Gas fired central heating
- PVC double glazed windows throughout
- PVC fascia and soffit
- Close to local amenities & schools
- Walking distance to the Navan Town Centre
- New gas boiler installed (Condenser Logic Boiler)
- Last Rent €1850





FIXTURES & FITTINGS

All flooring, blinds, oven, hob, extractor fan, electrical appliances and garden shed are included in the sale.



ACCOMMODATION

Entrance Hall

23'1" x 5'10"
With wooden flooring.

Lounge

17'3" x 11'8"
With wooden flooring and wooden feature fireplace with gas fire.

Kitchen

13'10" x 8'2"
With tiled flooring, wall to floor units, oven, gas hob, extractor fan, dishwasher, fridge freezer and door to rear.

Dining Room

12'8" x 9'3"
With wooden flooring and sliding patio door to rear.

Utility Room

5'1" x 4'11"
With tiled flooring, counter unit and washing machine.

Guest w.c

5'3" x 2'7"
With tiled flooring, w.h.b. and w.c.

Bedroom 1

10'11" x 9'9"
With carpet flooring and built in wardrobe.

Ensuite

5'4" x 4'10"
With wooden flooring, electric shower, w.h.b. and w.c.

Bedroom 2

12'8" x 9'9"
With carpet flooring and built in wardrobes.

Bedroom 3

8'7" x 7'9"
With carpet flooring and built in wardrobes.

Bathroom

8'5" x 6'1"
With wooden flooring, bath, electric shower, w.h.b. and w.c.

DIRECTIONS

Eircode: C15 K1V3



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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