





Raymond Potterton introduces Commons Lane, Navan this fine 5 bedroom detached residence with detached garage sitting on a majestic site of 0.84 acres on the outskirts of Navan Town.





Commons Lane, Navan, Co. Meath C15F9K4



1583.00 sq ft



5



2

The residence extends to approximately 147 sq.m. and offers an abundance of space. The lounge is spacious with dual aspect overlooking the front lawns and rear patio area. The kitchen benefits from a sunroom off and there is also a lovely cosy sitting room with solid fuel stove. The three bedrooms on the ground floor and two on the first floor are all double rooms. This residence has been minded and upgraded exceptionally over the year. It was well constructed in 1975 as a bungalow and the two storey extension was done in 2001.

This property is bound by block walls and mature hedging around the entire site leaving the site so private. There is an impressive gated entrance to the front, extensive rolling lawns both sides of the neat tarmac driveway, large garage to the side of the property and a lovely enclosed patio area to the rear. The site itself has extensive road frontage.

Conveniently located in Navan Town on the Commons Road, a mere 1.5 kms from the Town Centre and all it's amenities. The property offers excellent access to Dublin City and Airport with the M3 motorway close by at Junction 9.

Accommodation includes Entrance Hall, Lounge, Sitting, Kitchen / Dining, Sunroom, 5 Bedrooms (1x En-Suite) and Bathroom. Detached garage.

FEATURES

- Spacious and well maintained residence
- Impressive gated entrance and tarmac driveway
- Carefully manicured lawns
- Mature hedging and boundary block walls
- Enclosed patio to the rear with decorative stone
- Large detached garage with plumbed utility
- Boiler house and storage room & 2 garden sheds
- Excellently located close to Navan town
- Walls pumped and attic reinsulated
- Oil fired central heating (Grant Vortex condenser boiler) & solid fuel back boiler
- Mains Water (Original well on site not in use)
- Bio Cycle (Upgraded in last 10 years)





ACCOMMODATION

Entrance Porch

6'11" x 5'1"

With tiled flooring, PVC doors and large glass window panes.

Entrance Hall

8'1" x 4'9"

With carpet and coving.

Lounge

17'5" x 11'11"

Dual aspect with carpet, red brick fireplace (open fire with back boiler) and coving.

Hallway

26'4" x 3'3"

With carpet and wrought iron spiral staircase.

Sittingroom

13'10" x 9'11"

With carpet, Henley solid fuel stove and coving.

Kitchen

17'4" x 10'11"

With wooden flooring, built in painted solid wood wall and floor units, splashback tiling, stainless steel sink, fridge freezer, oven, hob, extractor fan, dishwasher, coving and door with glass insert to Sunroom.

Sunroom

12'5" x 8'7"

With tiled flooring and door to rear patio area.

Bedroom 3

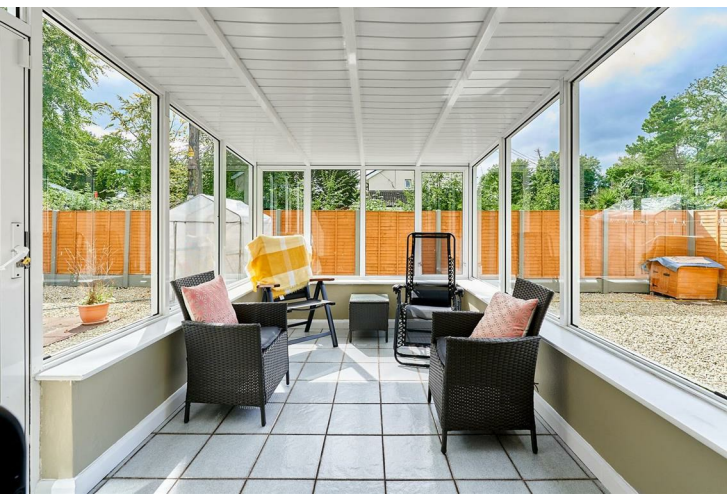
11'6" x 9'11"

With carpet.

Bedroom 4

11'7" x 9'9"

With carpet.





Bedroom 5

9'9" x 9'1"

With carpet.

Bathroom

8'7" x 7'4"

With tiled floor, partly tiled walls, w.c., w.h.b. bath and shower.

Landing

With carpet and hotpress.

Bedroom 1

14'9" x 14'4"

Dual aspect with carpet, built in wardrobes and recessed lights.



En-Suite

6'11" x 6'7"

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

Bedroom 2

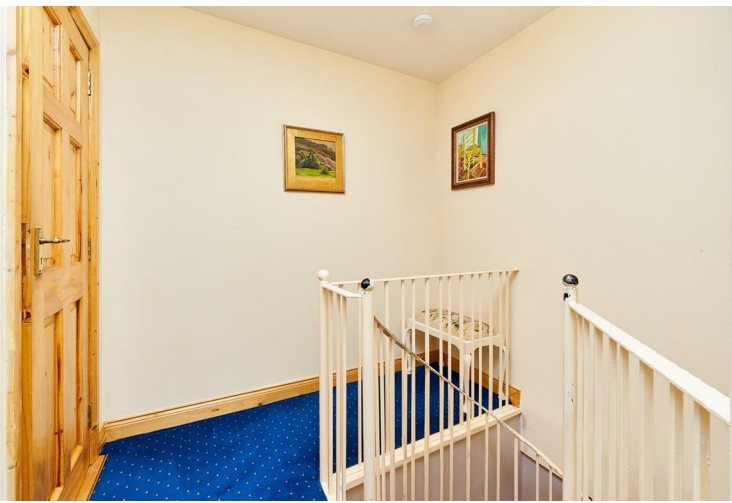
17'11" x 9'4"

With carpet and built in storage 1.76 x 0.94.

Detached Garage

15'6" x 10'5"

With double wooden doors and plumbed for washing machine and tumble dryer. Boiler shed 2.21 x 1.37. Storage shed 1.56 x 0.92 plumbed for an outside w.c.



FIXTURES & FITTINGS

All flooring, blinds, light fittings, appliances and 2 garden sheds are included in the sale. Lantern in the garden is not included.

DIRECTIONS

Eircode: C15 F9K4







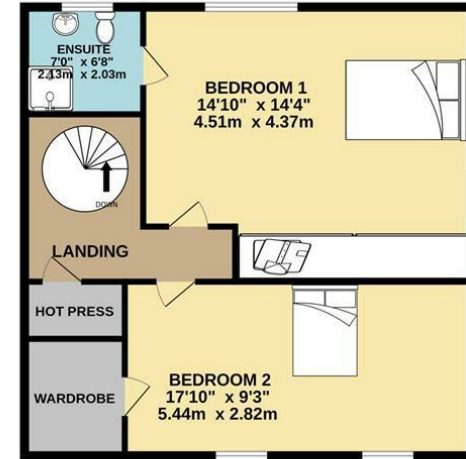


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1582sq.ft. (147.0 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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