



  
**Raymond  
Potterton**

**Follistown, Navan, Co. Meath C15 K7D1**  
**Asking Price €535,000**

**BER C3**



Follistown, Navan is a 5 bedroom detached residence extending to over 180 sq.m on a lovely mature site of c. 0.54 acre. Nestled behind a stone wall the property is well position with a large lawn to the rear and detached garage. Located in a sought after and quiet rural location yet within very easy access to the Navan / Kentstown Road and only minutes from Navan Town.



# Follistown, Navan, Co. Meath C15 K7D1



1938.00 sq ft



5



4

## INTRODUCTION

Follistown is a fine residence offering an abundance of living and bedroom accommodation. Internally this property will not disappoint with an open plan Kitchen / Living with Sunroom off in addition to a cosy Lounge. It benefits from two large ground floor bedrooms in addition to the three bedrooms on the first floor. The sunroom and rear bedroom was a great addition to the property in c. 2006. This property is currently presented in excellent condition.

Externally there is a beautiful stone wall to the front, tarmac driveway offering plenty of parking space, patio, rolling lawn surrounded by mature hedging leaving it most private and a large detached garage. The three feature windows in the dormer of this residence provides a space internally to appreciate the amazing views of the surrounding countryside.

The location of the property is second to none, within easy reach of the M3 & M1 motorways and within 30 mins of Dublin airport. Located only 8 km from Navan Town Centre, 24km from Drogheda and 25km from Ashbourne via the N2. The property is therefore within close proximity to all local Town amenities. Navan offers a regular daily bus service to Dublin City.

Accommodation includes Entrance Porch, Entrance Hall, Lounge, Kitchen/ Dining, Sunroom, Utility, Shower Room / Ensuite, 5 Bedrooms (3 ensuite), Bathroom and Detached Garage.

## FEATURES

- Large spacious residence
- Excellently presented throughout
- Open plan living space
- Built in storage in all bedrooms
- Fully Alarmed
- Double glazed windows
- PVC fascia and soffit
- Detached garage
- Septic tank
- Well & mains water
- Oil fired central heating

## ACCOMMODATION

### Porch

9'2" x 6'3"

With tiled flooring, PVC door with glass insert, side panels and side windows.

### Hallway

13'11" x 10'2"

With tiled flooring, coving, oak stairs and under stairs storage.





### Lounge

16'5" x 14'0"

With carpet, dual aspect, coving, feature marble fireplace with gas insert, wall mounted radiator and TV point.



### Kitchen

13'4" x 11'10"

Built in solid oak wall and floor units, stainless steel sink, built in American style fridge, integrated dishwasher, Bosch oven, hob, extractor fan and open plan to Dining area.

### Dining Room

16'5" x 11'10"

With tiled flooring, recessed lights and double doors to Sunroom. (Feature fireplace & electric fire not included).



### Sunroom

13'0" x 12'7"

With tiled flooring, patio doors to rear garden, recessed lights and velux window.

### Utility

8'8" x 6'5"

With tiled flooring, built in wall and floor units and stainless steel sink.



### Back Hall

7'1" x 3'9"

With tiled flooring, recessed lights and door to the rear garden.

### Bedroom 4

14'11" x 11'5"

With carpet, bay window, walk in wardrobe 2.4m x 1.5m with hanging and storage space.



### Ensuite

7'10" x 5'4"

With tiled walls and floors, shower, w.c, w.h.b, recessed lights, integrated shelf and towel hanging rack.

### Bedroom 5

14'7" x 10'11"

With wooden flooring, built in wardrobes and access to ensuite / shower room.





### Shower / Ensuite

8'7" x 4'11"

Fully tiled with w.c, w.h.b and shower.

### Landing

14'3" x 13'11"

With carpet and oak staircase with triangle feature window.

### Bedroom 1

16'2" x 13'10"

With carpet, built in wardrobes and coving.

### Ensuite

7'3" x 5'4"

Fully tiled, w.c, w.h.b and shower.

### Bedroom 2

11'10" x 9'1"

With wooden flooring, dual aspect, coving and built in wardrobes.

### Bedroom 3

9'4" x 9'3"

With wooden flooring, coving and built in wardrobes.

### Bathroom

7'8" x 7'2"

Fully tiled with high gloss tiling, feature mosaic tiles, w.c, w.h.b, corner bath and recessed lights.

### Garage

20'2" x 12'6"

With electric roller door and electric supply.

### FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings (except Lounge) and all appliances are included in the sale. Feature fireplace and electric insert in Dining not included.

### DIRECTIONS

Eircode C15 K7D1



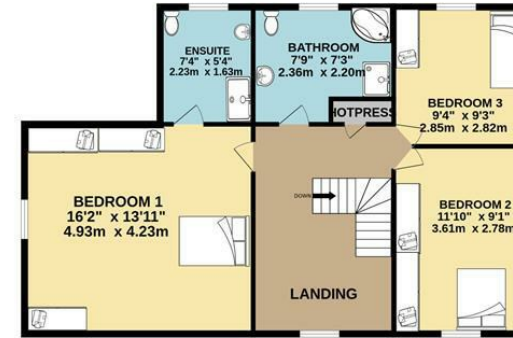


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1938sq.ft. (180.0 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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