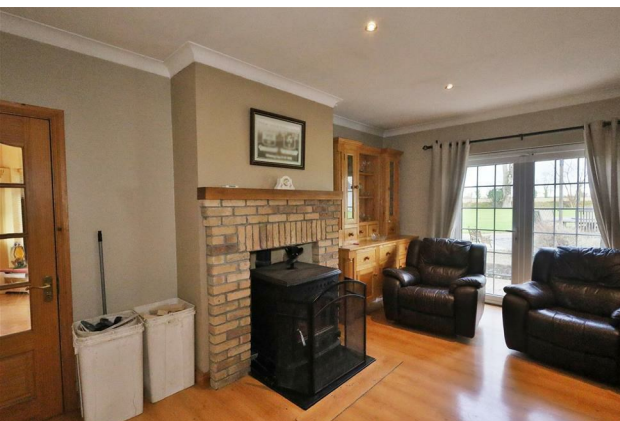




Jamestown, Bohermeen, Co. Meath C15 F968

Asking Price €550,000





This is a most impressive four bedroom detached dormer bungalow extending to c.297q.m on a very impressive site of 1.75 acres.



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3197.00 sq ft



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INTRODUCTION

Constructed in 2000 the property is excellently presented with an attractive dash and red brick façade and enjoy lovely lawns to the front with mature trees. Positioned behind an electric gated entrance, the sweeping tarmac driveway leads to the rear of this fine house where there is a spacious double garage, patio area and very well kept landscaped back gardens. The adjoining lands with a separate vehicular access has a block shed and open storage shed.

This property is a fine family home offering an abundance of living space. Internally the property is presented in excellent condition and boast many features such as wide entrance hall, inframe solid oak kitchen with granite worktops, abundance of living space, dual heating feature, four very large bedroom, spacious built in wardrobes and easy accessible attic storage.

The property has a large detached lofted garage. The block shed and open storage shed on the adjoining lands offer lots of potential for any prospective purchaser as this part of the property is accessed from a separate vehicular access.

Excellently located close to Bohermeen Village with easy access to Athboy, Kells, Navan and Trim. 10 kms Navan Town and M3. Easy access to City Centre via M3.

Accommodation includes Entrance Hall, Kitchen / Dining / Living, Lounge, Dining, Sunroom, Utility, Study, 4 Bedrooms (Main Ensuite), Shower Room and Bathroom. Garage.

ACCOMMODATION

Entrance Hall

18'4" x 7'10"

With PVC door with glass side panels, wood flooring, coving, recessed light, storage cupboard and oak staircase.

Lounge

16'11" x 13'11"

With wooden flooring, modern limestone fireplace with solid fuel stove insert, coving, centrepiece, double doors to Dining and door with glass panels to Sunroom.

Dining Room

14'0" x 11'11"

With wooden flooring, coving and centrepiece.

Kitchen / Dining / Living

Kitchen / Dining 5.72 x 4.12

With tiled flooring, built in solid oak inframe wall and floor units with granite worktop and upstand, matching oak dresser, Leisure double oven with built in over mantle with extractor fan, recessed lights and open plan to Living.

Living 5.32 x 3.05

With wooden flooring, solid fuel stove (back boiler) with brick fireplace with timber mantle and double doors to rear garden. Sunroom

Sunroom

14'0" x 13'11"

With wooden flooring and vaulted timber ceiling.

Utility

13'11" x 8'2"

With tiled flooring, built in wall and floor units, plumbed for washing machine and tumble dryer and door to the rear.





Guest w.c.

6'8" x 3'3"
With tiled flooring, w.c. and w.h.b.

Study

11'9" x 7'10"
With wooden flooring.

Bedroom 1

17'0" x 13'11"
With wooden flooring.

Walk in Wardrobe

11'10" x 5'8"
With shelf and hanging space.

Ensuite

8'2" x 4'9"
With tiled flooring, partly tiled walls, w.h.b, w.c., and shower.

Bedroom 2

13'0" x 11'10"
With wooden flooring and wardrobe.

Bathroom

13'5" x 7'9"
With tiled flooring, tiled walls, w.h.b, w.c., and jacuzzi bath.

Landing

18'4" x 9'8"
With wooden flooring, recessed lights and hotpress.

Bedroom 3

20'5" x 10'11"
With tongue and groove flooring and double built in wardrobe presses. Access to attic storage.

Bedroom 4

20'3" x 13'2"
With tongue and groove flooring and double built in wardrobe presses. Access to attic storage.

Shower

9'10" x 6'10"
With vinyl flooring, w.c., w.h.b. and shower.

Garage

32'10" x 20'5"
With two roller doors.

FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan and all furniture (except Dining room table and chairs) are included in the sale.





FEATURES

- Attractive dormer bungalow residence on large site
- Automated gated entrance
- Tarmac driveway
- Paved patio area
- PVC double glazed windows
- PVC fascia and soffits
- Fully alarmed
- Spacious living and bedroom accommodation
- Detached garage
- Adjacent site with gated entrance with block shed and open storage shed

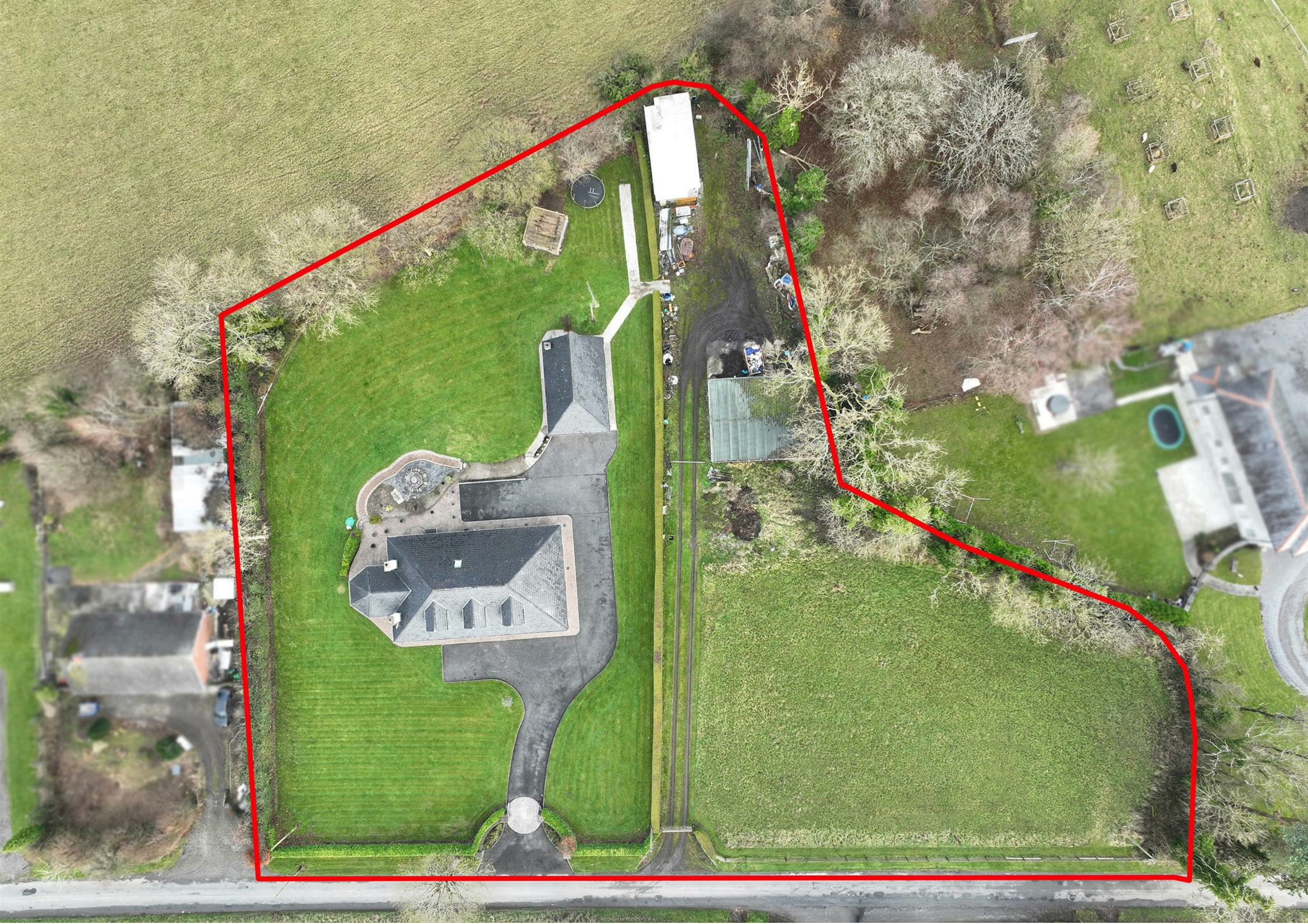
OUTSIDE

- Private well
- Water treatment system
- Septic tank
- Dual heating – oil fired and solid fuel central heating
- Zoned heating

DIRECTIONS

From Dublin take the M3 into Navan. Exit at Junction 9. At the roundabout take the 1st exit for the N51 Athboy. Travel for 8 kms and turn right signed Jamestown L80041. Travel for 1.5 kms and at the T junction turn right. The property is located a short distance up on the left hand side identified by Our For Sale Sign.



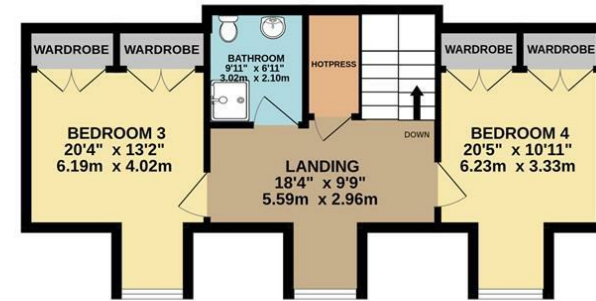


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3197sq.ft. (297.0 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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