



29 Dunville Lawn Navan Co. Meath C15 V0YR

€395,000








Raymond Potterton & Co. proudly present this stunning large 4-bedroom family home extending to C.147 sqm and ready for attic conversion

This A rated house completed in 2018 is decorated to a high standard throughout and is nicely located within the popular development of Dunville.

# 29 Dunville Lawn Navan Co. Meath C15 V0YR

 1615.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property has the benefit of two parking spaces to the front and a large fully landscaped back garden with a feature tiled patio area.

This is an extremely spacious 4-bedroom home and combined with many upgrades will make this a make an ideal home for first time buyers, trader uppers and investors alike.

The attic comes ready for conversion with window already installed and open plan attic ready to make into living space.

The property is excellently located in a great residential area within walking distance to Johnstown shopping centre and Primary & Secondary Schools within a stones throw to the property.

Transport links to Dublin are second to none been only minutes to the M3 Motorway, 25 minutes' drive to the M50 and the Nx Bus on your doorstep with a 24-hour service to the city centre.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, utility, Guest W.C., 4 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FEATURES

- A Rated Home
- Gas fired central heating.
- landscaped rear garden
- Patio
- Cobble driveway
- Cul de sac location
- Turnkey Home
- 25 Minutes to M50





### **FIXTURES & FITTINGS**

All flooring, curtains poles, blinds, kitchen appliances and garden shed are included in the sale.



## ACCOMMODATION

### Entrance Hall

16'8" x 7'0"  
With wooden flooring.

### Lounge

14'8" x 20'0"  
With wooden flooring.

### Kitchen / Dining Room

21'3" x 12'9"  
With wooden flooring, built in wall and floor units, oven/hob, extractor fan, microwave and patio doors.

### Utility

9'1" x 4'9"  
With wooden flooring, built in wall and floor units and washing machine.

### Guest w.c.

9'0" x 6'10"  
With tiled flooring, w.c and w.h.b.

### Landing

13'5" x 11'6"  
With wooden flooring.

### Bedroom 1

18'11" x 13'7"  
With wooden flooring and built in wardrobes.

### Ensuite

9'0" x 4'9"  
With tiled flooring, w.c, w.h.b and shower.

### Bedroom 2

12'8" x 10'9"  
With wooden flooring and built in wardrobes.

### Bedroom 3

12'10" x 7'3"  
With wooden flooring and built in wardrobes.

### Bedroom 4

11'7" x 7'6"  
With wooden flooring and built in wardrobes.

### Bathroom

9'4" x 7'4"  
With tiled flooring, w.c, w.h.b and bath.

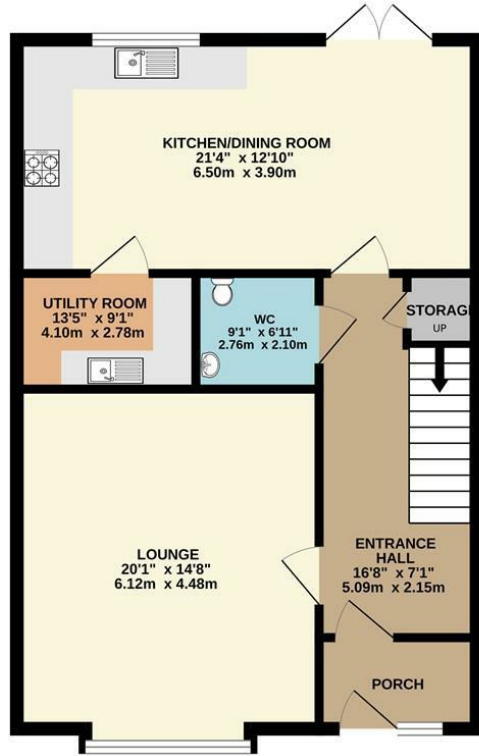
## DIRECTIONS

From Dublin take the M3 Motorway to Navan and exit at Junction 8 (Navan South). Continue to the roundabout and take the 2nd exit off. Travel to the traffic lights and turn left (Metges Road). Continue straight and after Supervalu on your left hand side turn right at the Roundabout continue straight for 1km until you reach the following roundabout where you take the first exit then take the first left, go straight through the next roundabout and take the last exit on the following roundabout and the property is located on the right hand side.

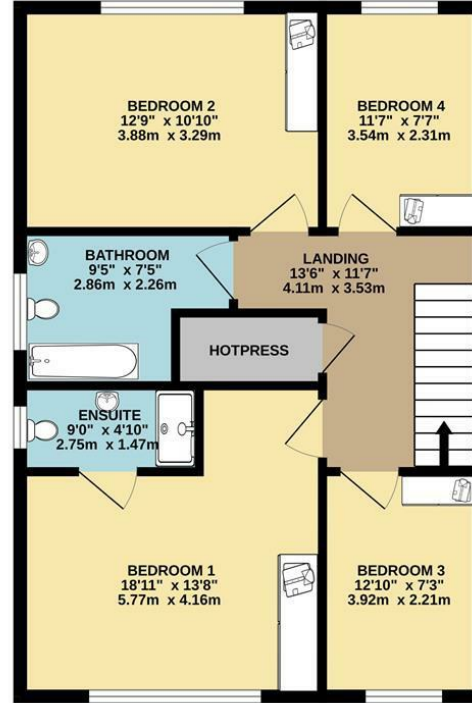


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1615sq.ft. (150.0 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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