



Greetiagh, Bohermeen, Co. Meath, C15 KD59

€390,000








Raymond Potterton Auctioneers are delighted to bring this elegant property to the market, located in the highly desirable Bohermeen area, just a short distance from Navan Town.

This charming home offers the perfect balance of rural tranquillity and convenience, with easy access to the M3 Motorway, ensuring quick links to Dublin and beyond.

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 1507.00 sq ft

 4 Bedrooms

 2 Bathrooms

INTRODUCTION

The property is set on a mature site of c. 0.5 acres and includes generous outbuildings and sheds.

The residence itself retains a perfect blend of classic charm and modern living, offering spacious accommodation throughout.

The spacious living accommodation comprises an entrance hallway, a lounge, a downstairs bedroom, a kitchen, and a dining/living room. There is also a utility room and a bathroom on the ground floor.

The first floor includes three bedrooms, with the master bedroom featuring an ensuite for added comfort and privacy.

Additionally, a study/office is off one of the bedrooms to the rear which provides a quiet space ideal for work or relaxation.

The location of the property is second to none, offering easy access to local amenities such as schools, shops, sporting facilities, and a wide range of other essential services.

With Navan Town just a short drive away, you'll enjoy all the conveniences of town living while benefiting from the peaceful and private setting of the property.

This is a rare opportunity to acquire a well-maintained home in a prime location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

FEATURES

- Stunning property
- Bright & spacious living accommodation
- Oil fired central heating
- Sheds and outbuildings
- Septic Tank
- Mains Water
- Excellent Location
- Peaceful surroundings
- Easy access to Kells Navan and M3 motorway





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan are included in the sale.



ACCOMMODATION

Entrance Hall

20'4" x 5'9"

With carpet and solid wood door.

Lounge

14'4" x 14'0"

With carpet, open fire with feature fireplace and tiled hearth and TV point.

Sitting Room

12'11" x 8'0"

With carpet.

Kitchen / Dining Room

15'7" x 11'0"

With laminate flooring, wall to floor units, oven, hob, extractor fan and stainless-steel sink.

Utility Room

11'0" x 3'7"

With tiled flooring and washing machine and dryer connections.

Pantry

With carpet.

Guest w.c.

7'3" x 7'

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

Landing

17'5" x 5'11"

With carpet.

Bedroom 1

14'2" x 11'9"

With carpet and built in wardrobe.

Ensuite

7'8" x 5'9"

With carpet, shower, w.h.b and w.c.

Walk in Wardrobe

8'4" x 7'2"

With carpet and built in wardrobes.

Bedroom 2

11'0" x 7'5"

With carpet and built in wardrobe.

Bedroom 3

17'3" x 7'2"

With carpet.

DIRECTIONS

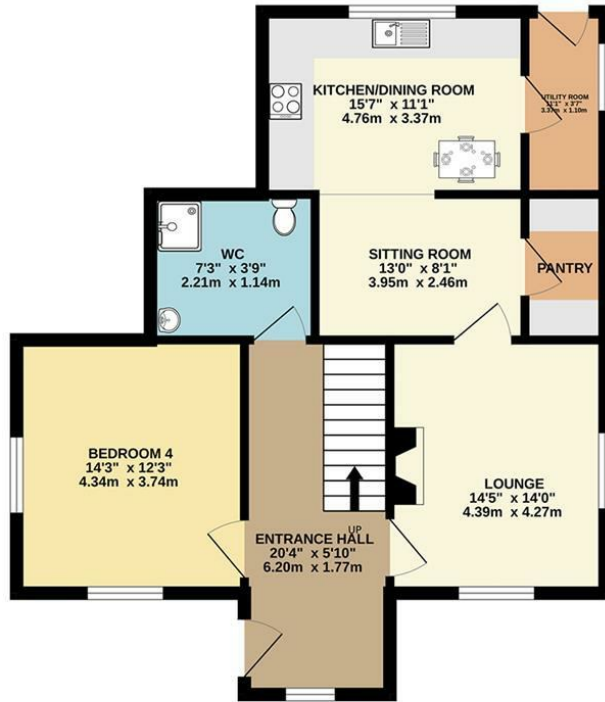
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Site outline is for illustrative purposes only

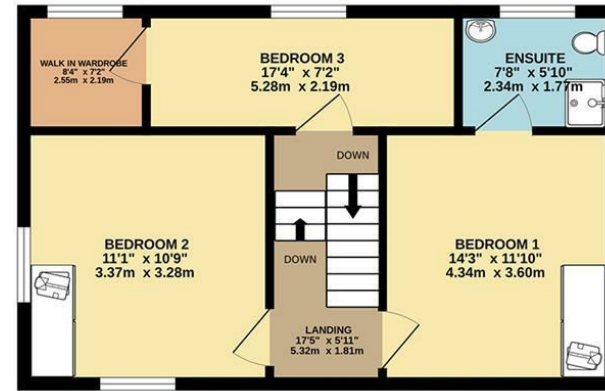


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1507sq.ft. (140.0 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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