



  
Raymond  
Potterton

Thurstianstown, Beuparc, Co. Meath C15 V4X0

€299,000










Thurstianstown, Beuparc is a 3-bedroom detached bungalow sitting on a fantastic 0.56 acre site.

The property extends to over 60 sq.mts and boasts many features such as large living accommodation and lots of windows to fill the rooms with natural light.

# Thurstianstown, Beauparc, Co. Meath C15 V4X0

 646.00 sq ft

 3 Bedrooms

 1 Bathrooms

## INTRODUCTION

The residence will be vacant 2 years as of August 2025 and may then be eligible for the vacant grant of up to €50,000 subject to application.

There is a 0.56-acre site of meticulously landscaped gardens with mature trees. In addition to the gardens there is a gated entrance with a stone driveway that wraps around the rear of the property and 4 block built sheds with plenty of storage.

The property is adjacent to the N2 Road and has a bus stop only minutes' walk away.

Located only 3km from Slane, 13km from Navan, 22km from Ashbourne and 35 minutes' drive from Blanchardstown Shopping Centre.

There are lots of local amenities within driving distance such as the Boyne Valley River walk, shops, primary and secondary schools.

Navan town centre is only a short distance away and provides extra amenities such as gyms, a swimming pool, cafes, restaurants, pubs a nightclub and the NX bus direct to Dublin.

Accommodation includes Entrance hall, 3 bedrooms, kitchen / dining room, lounge and bathroom.







### **FIXTURES & FITTINGS**

The property is sold as seen.





## ACCOMMODATION

### Entrance Hall

5'10" x 3'6"  
With carpet.

### Lounge

13'8" x 10'1"  
With carpet, electric fire insert and feature mantelpiece.

### Kitchen / Dining Room

14'5" x 13'3"  
With lino flooring, built in wall and floor units and oil fired stove.

### Utility Room

5'2" x 3'3"  
With tiled flooring.

### Bedroom 1

12'2" x 9'11"  
With carpet and built in wardrobes.

### Bedroom 2

9'10" x 6'10"  
With carpet and built in wardrobes.

### Bedroom 3

9'1" x 6'4"  
With carpet and built in wardrobes.

### Bathroom

9'7" x 4'11"  
With tiled flooring, w.c., w.h.b. and walk in shower.

## FEATURES

- Oil fired central heating
- Oil fired stove
- Double glazed pvc windows
- Gated entrance
- Walled in front garden
- Landscaped rear gardens
- 4 block-built sheds for storage
- May be eligible for the SEAI grants
- May be eligible for the vacant grant
- Mains water
- Septic tank
- Ample room for an extension

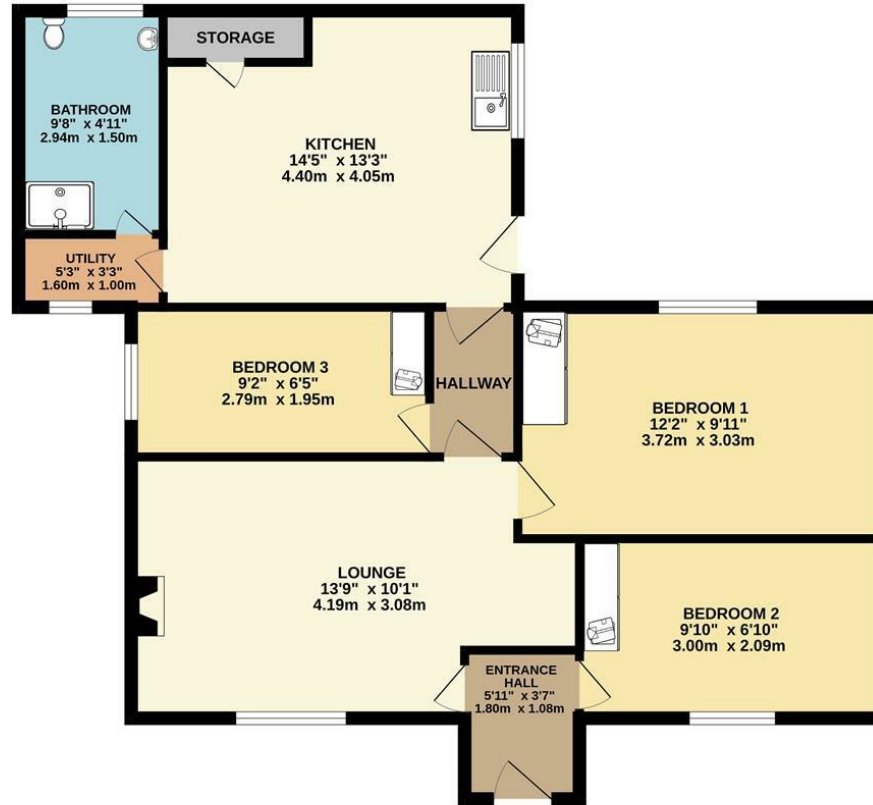
## DIRECTIONS

EIRCODE: C15 V4X0



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 646sq.ft. (60.0 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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