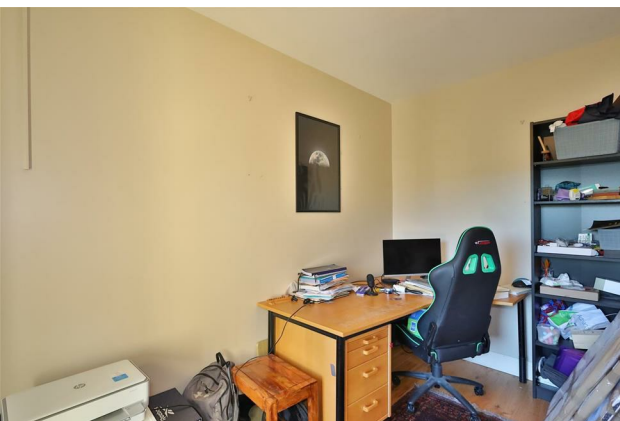




Girley, Fordstown, Navan, Co. Meath C15 A2Y0
Asking Price €525,000





Raymond Potterton Auctioneers are delighted to present this outstanding property to the market in the popular Fordstown area within easy reach of Kells, Navan and Athboy.

This prime home set over two floors comes to the market in turn key condition and is ready for immediate occupation.



Girley, Fordstown, Navan, Co. Meath C15 A2Y0



2422.00 sq ft



4



3

INTRODUCTION

The house is situated on a quaint mature site of c.0.7 acres. The property benefits from having a detached double garage and fully landscaped gardens with multiple fruit trees (apple, pear and plum) and immaculate lawns.

This elegant home has been maintained / decorated to the highest standard and is in superb condition throughout.

Living accommodation of c. 2422sq ft. split over two levels comprises of:

Ground Floor - Entrance hallway, study / office, lounge, kitchen / dining room, sun room/living room, large utility room, guest w.c, family bathroom and two large bedrooms

First Floor - Two large bright double bedrooms suitable with walk in wardrobes and large bathroom.

To the rear of the property we have a perfectly maintained garden and garage / workshop ideal for many uses. The front garden features a well-kept lawn and the site is enclosed off by mature hedegrow and feature entrance gates.

The entire property is in excellent condition throughout and boasts an endless list of additional features.

The location of the property is second to none within easy reach of local schools, shops, sporting facilities and a whole host of other local amenities.

Early viewing is highly advised.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

18'0" x 16'4"
With tiled flooring.

Lounge

20'11" x 14'6"
With wooden flooring and solid fuel stove with features fireplace.

Kitchen / Dining Room

24'0" x 12'6"
With tiled flooring, built in wall and floor units, oven/hob, extractor fan, dishwasher and fridge/freezer.





Utility Room

12'3" x 10'9"

With tiled flooring, built in wardrobes and washing machine.

Guest w.c.

6'10" x 5'2"

With tiled flooring, w.c and w.h.b.

Sunroom

12'0" x 12'0"

With tiled flooring.

Office / Study

12'0" x 7'10"

With wooden flooring.



Bedroom 1

16'7" x 13'9"

With carpet.

Bedroom 2

15'5" x 12'6"

With carpet.

Bathroom

9'5" x 6'7"



FIRST FLOOR

Landing

16'0" x 9'5"

With carpet.



Bedroom 3

15'7" x 12'0"

With carpet and walk in wardrobes.

Bedroom 4

20'4" x 13'7"

With carpet and walk in wardrobes.

Bathroom

9'9" x 8'0"

With tiled flooring, w.c, w.h.b and bath.





FIXTURES & FITTINGS

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

FEATURES

- Stunning property
- Oil fired central heating
- Solar system for heating water
- Excellent BER
- Luxurious bright & spacious living accommodation
- Beautiful landscaped front and rear garden
- Large garage
- PVC double glazed windows throughout
- Excellent Location
- Peaceful surroundings
- Private well with excellent system installed
- Septic tank
- Easy access to Kells Navan and M3 motorway

DIRECTIONS

EIRCODE: C15 A2Y0

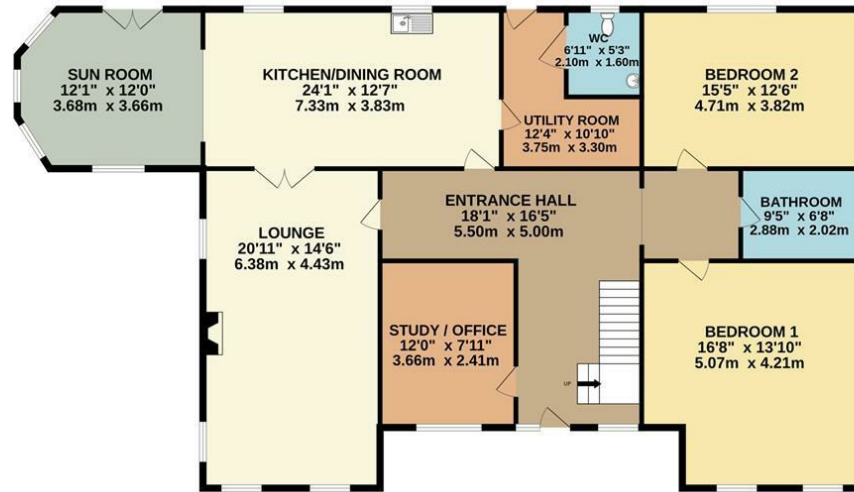
From Dublin travel along the M3 and exit at junction 9. Travel towards Athboy, take the right turn signposted Kells and travel into Fordstown. In Fordstown turn left at Brays Pub and the property is located on the road c500m on right hand side .



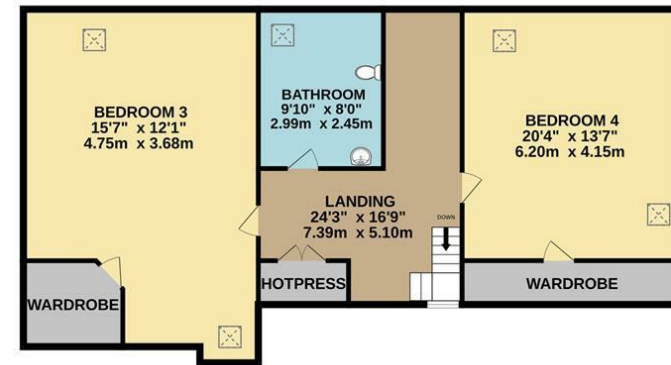


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2422sq.ft. (225.0 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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