

Raymond Potterton & Co. proudly present a superb four-bedroom detached home with an integrated garage set on a generous, private site in this much sought-after development in Athboy Town.

Ideally positioned on the front row of Meadowlands, this impressive residence enjoys uninterrupted views of a beautifully landscaped green area to the front, offering both privacy and an attractive outlook. No. 2 Meadowlands presents a wonderful opportunity to acquire a quality family home in a mature, well-maintained setting.



2 Meadowlands, Athboy, Co. Meath C15 X317



1668.00 sq ft



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INTRODUCTION

Extending to 151 square metres, the property offers a bright and spacious living accommodation, providing functional living spaces throughout. The large integrated garage, now suitable for storage, could also be converted with the correct planning permission in place.

Inside, the accommodation is thoughtfully arranged to balance comfort and practicality. A welcoming entrance hall leads to a generous lounge, ideal for relaxation or entertaining. The well-appointed kitchen is bright and airy, seamlessly connecting to a light-filled dining room that opens onto the spacious rear patio. A well-equipped utility room adds functionality, while a dedicated study provides an ideal space for working from home.

Upstairs, you will find four well-appointed bedrooms, including a master with an ensuite, along with a large family bathroom.

To the rear, a generous patio provides an ideal space for outdoor dining and entertaining, enhanced by a sunny south-east facing garden and mature trees that offer excellent privacy and a tranquil backdrop.

Meadowlands is an exclusive, private residential development comprising just 45 homes, offering a peaceful and well-maintained setting. Ideally situated on the N51 Kells–Navan Road, the location provides excellent connectivity, with the M3 motorway just 15 minutes away—making it an ideal choice for commuters travelling to Dublin.

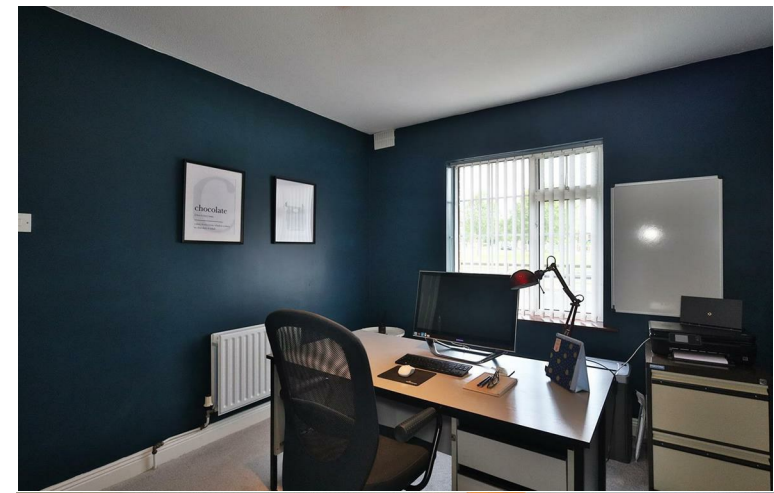
The property benefits from its proximity to Athboy, a vibrant and growing town that offers a full range of amenities, including shops, supermarkets, hotels, medical centres, and both primary and secondary schools of a high standard.

ACCOMMODATION

Entrance Hall

14'1" x 7'2"

With wooden flooring, solid wood front door with glass panel inserts and feature coving and centrepiece.





Lounge

16'11" x 11'9"

With wooden flooring, solid fuel stove insert with tiled hearth and feature coving and centrepiece.

Study

12'4" x 9'10"

With carpet.

Kitchen

17'5" x 12'7"

With tiled flooring, wooden wall to floor units with laminate worktop, tiled splashback, oven, hob, extractor fan and dishwasher.



Dining Room

11'9" x 10'9"

With wooden flooring and sliding door to rear garden.

Utility Room

11'4" x 11'1"

With tiled flooring, built in cupboard unit with laminate worktop, washing machine, dryer and door to rear garden.



Guest w.c.

6'4" x 3'5"

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

Garage

16'4" x 11'9"

With concrete flooring



Landing

With Carpet

Bedroom 1

12'5" x 10'9"

With carpet and built in wardrobe.

Ensuite

7'1" x 3'1"

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





Bedroom 2

13'5" x 11'9"

With carpet.

Bedroom 3

9'11" x 9'5"

With carpet and built in wardrobe.

Bedroom 4

10'11" x 7'10"

With carpet and built in wardrobe.

Bathroom

7'2" x 6'9"

With tiled flooring and walls, corner bath, electric shower, w.h.b and w.c.



FEATURES

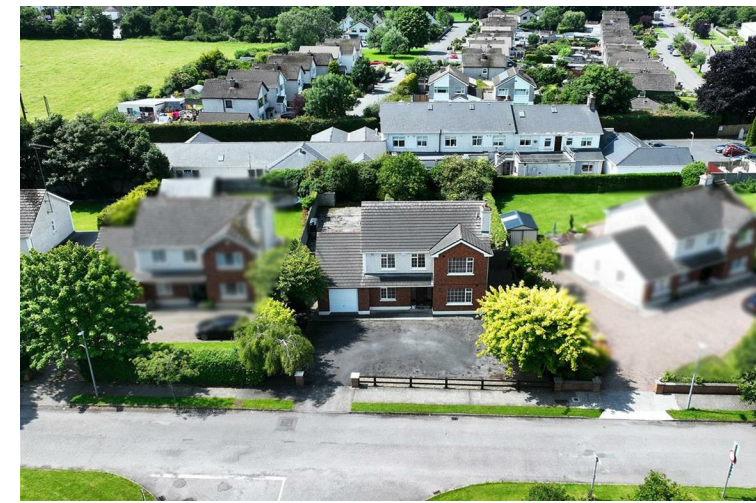
- Presented in excellent condition throughout
- Exceptional spacious detached house
- Mature site with well-placed trees offering privacy
- Mains services
- Oil fired central heating
- Large driveway
- PVC double glazed windows
- PVC fascia and soffit
- Located a five-minute walk into the centre of Athboy
- 15-minute drive to M3 motorway
- Regular bus service to city centre

FIXTURES & FITTINGS

All flooring, blinds, curtains, oven, hob, extractor fan, dishwasher, washine machine and dryer are included in the sale.

DIRECTIONS

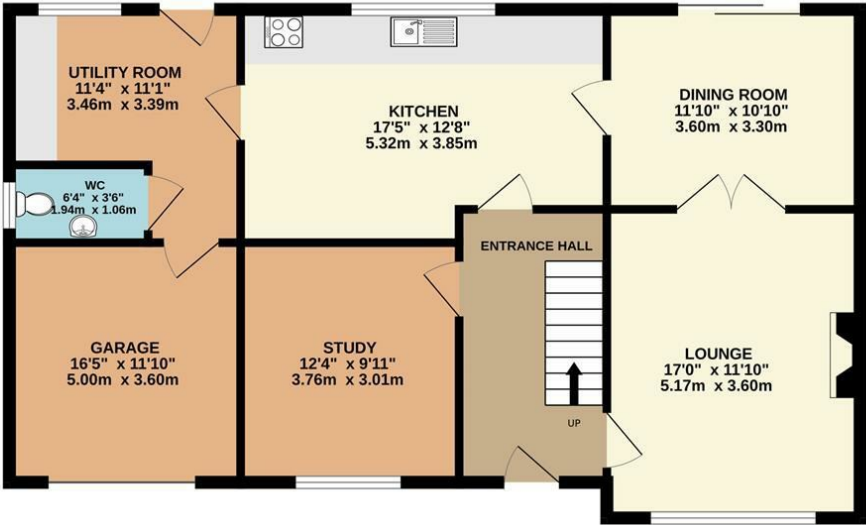
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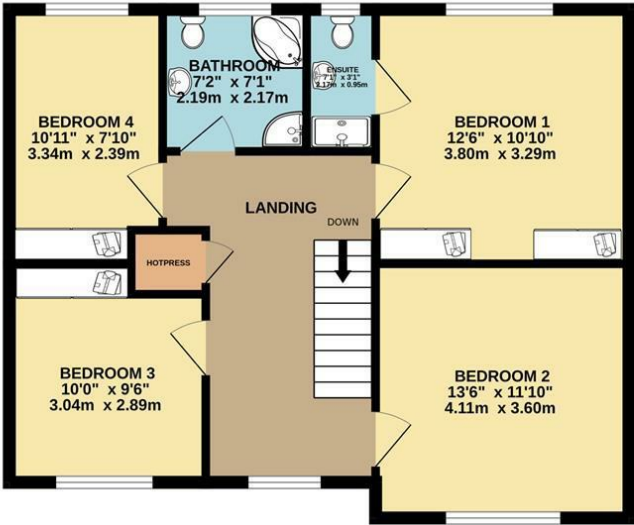


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1668sq.ft. (155.0 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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