





Nestled in the heart of Wilkinstown Village, this stunning detached bungalow extends to approximately 1,800 sq.ft. and sits on a beautifully landscaped 0.5-acre site.

Offering both generous space and complete privacy, the home is discreetly positioned on a secluded plot, framed by mature trees and hedgerows, and approached via a charming winding driveway with electric gates.



2 The Priory, Wilkinstown, Navan, Co. Meath C15 P7W5



1800.00 sq ft



4



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INTRODUCTION

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 open-plan kitchen and dining area is bright and airy, seamlessly connecting to a light-filled sunroom that opens onto a spacious rear patio. A well-equipped utility room adds functionality, while a dedicated study provides an ideal space for working from home.

There are four well-proportioned bedrooms in total, two of which benefit from en-suite bathrooms. A large main bathroom serves the remaining bedrooms. The entire home is finished to a high standard, with interiors designed to maximise natural light and provide a warm, inviting atmosphere.

The exterior of the home is maintenance-free, with elegant redbrick to the front and pebble dash to the rear. The rear garden is a true highlight—lovingly maintained and dotted with colourful raised flowerbeds, offering a beautiful backdrop through all seasons.

A spacious patio provides an excellent outdoor living area, and a bespoke garden shed, recently installed, creates a unique social space perfect for entertaining family and guests.

Ideally located just off the R162 (Navan–Kingscourt Road), the property enjoys superb connectivity with easy access to the M3, M1, and N2 road networks.

Village amenities are just a short stroll away, including the local school, public house, and community centre—all within a two-minute walk. The Navan to Kingscourt Greenway is quite literally on your doorstep, offering scenic routes for walking and cycling.

Combining high-quality construction, luxurious interiors, and a peaceful yet accessible setting, this exceptional bungalow is the ideal forever home for those seeking comfort, charm, and convenience.

ACCOMMODATION

Entrance Porch

5'10" x 4'10"

With tiled flooring.





Entrance Hall

12'8" x 6'0"

With carpet.

Hallway

21'1" x 2'11"

With carpet.

Lounge

17'7" x 15'5"

With wooden flooring and solid fuel stove.

Sunroom

13'5" x 11'4"

With tiled flooring and wood pellet stove.



Office

11'3" x 9'6"

With carpet.

Utility Room

6'9" x 6'6"

With tiled flooring.

Kitchen / Dining Room

22'2" x 12'11"

With tiled flooring, built in wall and floor units, oven / hob, extractor fan, fridge / freezer and dishwasher.



Bedroom 1

15'10" x 10'7"

With carpet and built in wardrobes.

Ensuite

7'6" x 4'8"

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

Bedroom 2

9'4" x 8'0"

With carpet.

Ensuite

9'6" x 2'11"

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

Bedroom 3

11'5" x 9'4"

With wooden flooring and built in wardrobes.





Bedroom 4

9'4" x 6'9"

With carpet.

Bathroom

10'3" x 7'3"

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

FEATURES

- Excellent location
- PVC double glazed windows
- PVC fascia and soffit
- Tarmac driveway
- Fully landscaped stunning gardens front and rear
- 2 stoves wood pellet and solid fuel
- Oil fired central heating
- Mains Water
- Septic tank
- Two garden sheds
- Garden Room with bar
- Cobblelock patio
- Mature flowerbeds
- On the main Dublin Bus Route

FIXTURES & FITTINGS

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

DIRECTIONS

From Dublin travel on the M3 and exit at Junction 8 Navan South. Continue to the roundabout and take the 1st exit off (signed Navan). At the 4th set of traffic lights turn right up Flowerhill. Continue straight and at the roundabout take the 2nd exit (signed Kingscourt). Travel past the racecourse into Kilberry and continue straight in Wilkinstown Village. In the village before the railway gate turn right and the property is on the right hand side identified by our for sale sign.





GROUND FLOOR



TOTAL FLOOR AREA : 1800sq.ft. (167.2 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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