







Raymond Potterton Auctioneers proudly present this exceptional detached 4-bedroom bungalow, ideally located just off the Trim to Navan Road on the outskirts of Navan town.

Auburn Lodge, Balreask, Navan, Co. Meath C15 H9H0

 1600.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

Set on a mature and private c.0.4-acre site, this superb home offers both space and convenience in one of Navan's most sought-after residential areas.

Recently fully redecorated, the property is presented in excellent condition and is ready for immediate occupation.

Extending to c.1600 sq. ft., the accommodation comprises a bright entrance hallway, a spacious lounge/dining room, a separate living room, a fully fitted kitchen, a large utility room, a guest W.C. with shower, a main family bathroom, and four double bedrooms, including one with an ensuite.

This elegant bungalow benefits from an abundance of natural light and generous living space throughout—ideal for families or anyone seeking a peaceful setting with easy access to urban amenities.

The location is second to none, just a stone's throw from Navan town and less than five minutes from the M3 motorway (Junction 8), making Dublin city centre accessible within 35 minutes.

The property is also within walking distance of Navan and close to excellent local amenities, including schools, shopping centres, Royal Tara Golf Club, the River Boyne, heritage sites, swimming pools, gyms, and a wide selection of restaurants and bars in Navan town centre. A nearby bus stop further enhances its commuter appeal.

This magnificent bungalow is sure to generate significant interest due to its outstanding location, excellent condition, and spacious layout. Early viewing is highly recommended.

FEATURES

- Mature private site
- Excellent location
- Stunning 4-bedroomed property
- Ready to go property
- Spacious living accommodation c.1600 sq. ft
- Walking distance to Navan town
- Close to all amenities
- Bus stop close by





FIXTURES & FITTINGS

All flooring, light fittings, oven, hob, dishwasher and built in microwave are included in the sale.

ACCOMMODATION

Front Porch

5'10" x 3'3"

With tiled flooring and sliding door to front.

Entrance Hall

8'7" x 6'10"

With carpet and PVC front door with glass panel inserts.

Lounge

15'10" x 15'8"

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

Kitchen

12'1" x 10'1"

With tiled flooring, built in wooden wall to floor units, splashback tiling and stainless-steel sink.

Utility Room

8'11" x 4'3"

With built in units and sink.

Guest w.c.

8'11" x 4'0"

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

Dining Room

11'6" x 10'1"

With vinyl flooring.

Sitting Room

19'7" x 12'1"

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

Bedroom 1

13'2" x 12'1"

With wooden flooring and built in wardrobe.

Ensuite

7'7" x 3'2"

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

Bedroom 2

12'1" x 11'6"

With wooden flooring and built in wardrobe.

Bedroom 3

12'1" x 10'10"

With wooden flooring and built in wardrobe.

Bedroom 4

12'1" x 9'9"

With wooden flooring and built in wardrobe.

Bathroom

12'11" x 7'3"

With tiled flooring and partially tiled walls, bath, shower, w.h.b with vanity unit and w.c.

DIRECTIONS

From Dublin, travel along the M3 towards Navan. Exit at Junction 8 for Navan South. Continue for approximately 1km and take the 2nd exit towards Dunshaughlin. Take the second right immediately after The Old Bridge Inn and continue up Kilcarn Hill. Take the second right onto the Borallian Road and continue for approximately 2km. At the crossroads, continue straight and drive for another 100m. The property is on the right-hand side, identified by our For Sale sign.



GROUND FLOOR



TOTAL FLOOR AREA : 1600sq.ft. (148.6 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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