







Located on the Kentstown Road and close to Navan town centre, this substantial detached home offers a rare opportunity to secure a high-quality residence on a mature and private site in one of the town's most established residential areas. Extending to approximately 300 square metres (3,230 sq. ft.) over two floors and set on a site of 0.11 hectares (c. 0.27 acres), the property is immaculately presented following recent redecoration and comes to the market in excellent condition throughout.







# Athlumney, Navan, Co. Meath C15 HD66

 3176.00 sq ft     6     4

## INTRODUCTION

The house is approached via tarmacadam driveway, with an elegant period style lamp standing as a central feature on arrival. The driveway is neatly framed by manicured hedging, while mature trees around the site provide excellent privacy to both front, sides and rear.

Internally, the home benefits from a bright and spacious layout, with large windows throughout allowing natural light to flood every room. A large extension to the rear, with its own independent access, offers scope for a wide range of future uses – whether for additional family accommodation, studio, or home-based enterprise, subject to planning permission.

The rear garden is a standout feature, private, quiet and surrounded by mature trees, it enjoys a peaceful atmosphere rarely found this close to town. The overall size and layout of the property make it suitable not only as a fine family home but also for a variety of business or specialist residential uses.

The location here is second to none. Athlumney is long established as one of Navan's most desirable areas, and this property sits just minutes from the town centre, offering immediate access to schools, shops, restaurants, and sporting amenities.

Navan is a major commuter hub with strong bus links to Dublin and direct access to the M3 motorway. The Kentstown Road (R153) connects easily to surrounding routes, while local schools such as St. Michael's Loreto and St. Patrick's Classical School are all within close reach. Blackcastle Shopping Centre and Johnstown Shopping Centre are nearby, and the town's riverside walks, and historic sites add to the overall appeal.

## FEATURES

- Large, detached residence on 0.11 c. 0.27 acres.
- Spacious driveway with ample off-street parking.
- Approx. 300 sq.m / 3,230 sq.ft of well-presented, light filled accommodation.
- Mature, private site with manicured lawns and trees.
- Well-maintained, south facing rear garden with mature planting.
- Rear extension with independent access and future potential.
- Just minutes from Navan Town Centre.
- Gas fired central heating.
- All mains services connected.

## ACCOMMODATION

### Entrance Hall

32'10" x 13'0"

With carpet, dado rail, ceiling coving, under stairs storage and PVC front door with glass panel inserts.

### Lounge

17'1" x 13'8"

With carpet, dado rail, ceiling coving, TV point and gas fire with feature marble fireplace.

### Sitting Room

17'7" x 10'7"

With carpet.

### Study

11'3" x 8'5"

With carpet.

### Kitchen

15'5" x 10'7"

With lino flooring, partially tiled walls, wall to floor units, tiled splashback, oven, hob, extractor fan and stainless-steel sink.

### Utility Room

8'10" x 4'8"

With lino flooring, partially tiled walls, built in wall to floor units with tiled splashback.







#### **Rear Hallway**

6'7" x 5'6"

With wooden flooring, hotpress and door to rear garden.

#### **Reception Room**

27'2" x 20'11"

With wooden and carpet flooring.

#### **W.C.**

8'5" x 4'1"

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

#### **Guest W.C.**

5'0" x 4'2"

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

#### **Landing**

19'8" x 5'11"

With carpet and hotpress.

#### **Bedroom 1**

13'9" x 12'9"

With carpet and built in wardrobes.

#### **Bedroom 2**

13'4" x 11'1"

With carpet and built in wardrobe.

#### **Bedroom 3**

13'11" x 10'8"

With carpet and built in wardrobe.

#### **Bedroom 4**

13'11" x 8'5"

With carpet and built in wardrobe

#### **Bedroom 5**

13'3" x 8'4"

With carpet and built in wardrobe.

#### **Bathroom**

8'11" x 8'3"

With wooden flooring, bath, electric shower, w.h.b and w.c.

#### **Bedroom 6 (Downstairs)**

20'3" x 8'3"

With carpet.

#### **Ensuite**

8'5" x 4'1"

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

#### **FIXTURES & FITTINGS**

All flooring, curtains, light fittings, oven, hob, extractor fan, integrated dishwasher and fridge are included in the sale.

#### **DIRECTIONS**

EIRCODE: C15 HD66













FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3175sq.ft. (295.0 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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