





Woodview is a stunning, ready-to-go detached single-storey bungalow residence, located in Flemington, Balrath, approximately 10 km southeast of Navan Town and 9 km north of Ashbourne.

The property benefits from convenient access to the N2 and M3 motorways, offering excellent connectivity to Dublin and surrounding towns.



Woodview, Flemmington, Balrath, Co. Meath C15 P2N5



2067.00 sq ft



6



3

INTRODUCTION

Extending to approximately 200 sq. m the residence is laid out to provide six bedrooms along with spacious and well-appointed living accommodation, including two living rooms and a large kitchen/dining area.

The layout is ideal for large family use.

The property sits on a private site with landscaped gardens and mature boundaries, offering a high level of privacy.

To the rear, there is a large detached garage, providing excellent additional storage or workshop potential.

There are a host of amenities in the area to cater for the modern family's needs, including Royal Tara Golf Club, GAA, rugby, fishing, horse riding, and a range of historical sites in the immediate vicinity.

The property comes ready for immediate occupation, has been maintained to an excellent standard, and features bright, modern living spaces throughout.

FEATURES

- Spacious family home
- Stunning kitchen with high-quality finishes
- Oil heating
- Bright and spacious accommodation throughout
- Located just off The N2
- Within 25 minutes' drive of the M50
- Close to local schools and all essential amenities

FIXTURES & FITTINGS

The property is sold as seen.





ACCOMODATION

Entrance Hall

14'8" x 6'8"
With tiled flooring.

Living Room

14'0" x 14'0"
With tiled flooring, feature fireplace with solid fuel stove.

Hallway

37'4" x 3'11"
With tiled flooring.

Kitchen / Dining Room

27'9" x 11'1"
With tiled flooring, built in wall and floor units, built in microwave, 6 ring hob, oven, extractor fan and integrated dishwasher.

Lounge

20'0" x 13'6"
With wooden flooring, feature fireplace with solid fuel stove.

Back Hall

8'5" x 5'2"
With tiled flooring.

Guest w.c.

5'6" x 5'2"
With tiled flooring, w.c and w.h.b.

Utility Room

8'5" x 8'3"
With tiled flooring, chest freezer and washing machine.

Bathroom

7'6" x 6'2"
With tiled flooring, w.c, w.h.b and shower.





Bedroom 2

11'11" x 10'1"

With wooden flooring and built in wardrobes.

Bedroom 3

11'6" x 10'8"

With wooden flooring and built in wardrobes.

Bedroom 4

11'8" x 10'1"

With wooden flooring.

Bedroom 5

10'9" x 9'11"

With wooden flooring.

Ensuite

6'3" x 4'9"

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

Bedroom 6

10'1" x 9'9"

With wooden flooring.

Bedroom 1

13'10" x 10'4"

With wooden flooring.

Ensuite

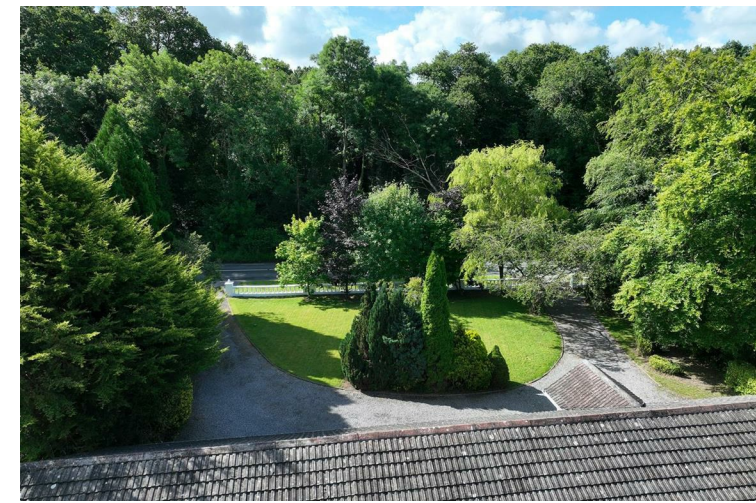
5'11" x 4'11"

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



DIRECTIONS

EIRCODE: C15 P2N5





GROUND FLOOR



TOTAL FLOOR AREA : 2067sq.ft. (192.0 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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