

Grange Bective is an exceptional 4 bedroom detached bungalow, which extends to approximately 168 sq.m. with an additional 57 sq.m of attic space. The residence sits proud on a mature site of c. 0.77 acres.



Grange, Bective, Navan, Co. Meath, C15 EE00



1808.00 sq ft



4



2

Constructed in 1999 this is a bungalow with nice large rooms throughout and the entire property is presented in excellent condition. The attic has been converted to two storage rooms both of which have velux windows. This residence was constructed to very high standard and over the years has since been upgraded with wall insulation and solar panels.

This property is excellently laid out with well-proportioned living accommodation. The kitchen is traditional with plenty of room for a dining table and enjoys views of the back garden. The two reception rooms offer plenty of living space for a family. All the bedrooms can accommodate double beds. The attic rooms one of which is finished with flooring offers a lot of potential also.

The residence and site are bound by mature hedging. The property offers a painted finish façade and is complimented with lush gardens to the front and rear with an array of mature trees, fine entrance and wrought iron gates. The site is surrounded with agricultural land, this property offers the ultimate in country living in a very sought after area yet enjoys easy access to Navan Town and amenities.

Located in Grange Bective just 7kms from Navan Town. The property is a stones throw from Cannistown National School and 4kms M3 route to Dublin City leaving Blanchardstown accessible within 30 minutes. There is an array of amenities in Navan & Trim Towns both close by.

Grange, Bective a superb house in a stunning and sought after countryside location, viewing is highly recommended to fully appreciate all the qualities this home has to offer.

FEATURES

- Quiet countryside location with unspoilt views
- Exceptionally well maintained
- Upgraded wall insulation
- Solar panels
- Spacious site with mature trees and hedging
- Gates
- Oil fired central heating
- Mains water & Septic tank
- PVC double glazed windows
- PVC fascia and soffit
- Fibre broadband





ACCOMMODATION

Entrance Hall

5.11 x 2.38

With solid wooden door with glass side panels, stained wood stairs, solid oak flooring and coving.

Sittingroom

4.13 x 3.89

With solid oak flooring, marble fireplace with cast iron and tiled insert (open fire) and coving.

Lounge

4.28 x 4.06

With solid oak flooring, cast iron fireplace with cast iron insert (open fire) and coving.

Kitchen/Dining

4.99 x 3.99

With tiled flooring, solid oak wall and floor units, oven, hob, extractor fan, integrated dishwasher, stainless steel sink unit and sliding doors to the rear garden.

Utility

3.28 x 2.59

With tiled flooring, plumbed for washing machine and tumble dryer, fridge freezer, cupboard storage and door to the rear garden.

Inner Hall

16.16 x 1.09

With wooden flooring, coving and hotpress.

Bedroom 1

5.06 x 3.30

With solid oak wooden flooring. Walk in wardrobe 2.14m x 1.33m with hanging and shelf storage.

En-Suite

3.28 x 0.86

Fully tiled with w.c., w.h.b. and shower with Triton T90si.





Bedroom 2

4.18 x 3.85

With dual windows to the front, solid oak flooring and coving.

Bedroom 3

3.88 x 2.99

With solid oak flooring and coving.

Bedroom 4

3.24 x 3.14

With solid oak flooring and coving.

Bathroom

3.43 x 2.06

Fully tiled with w.c., w.h.b., bath and shower with Triton AS 2000XT.

Landing

3.73 x 2.87

With wooden flooring and velux.

Attic Room 1

6.17 x 3.93

Finished with flooring, fully painted, velux window and eaves storage.

Attic Room 2

5.13 x 3.93

With ply flooring, open eaves storage and velux window.

FIXTURES & FITTINGS

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

DIRECTIONS

Eircode: C15 EE00

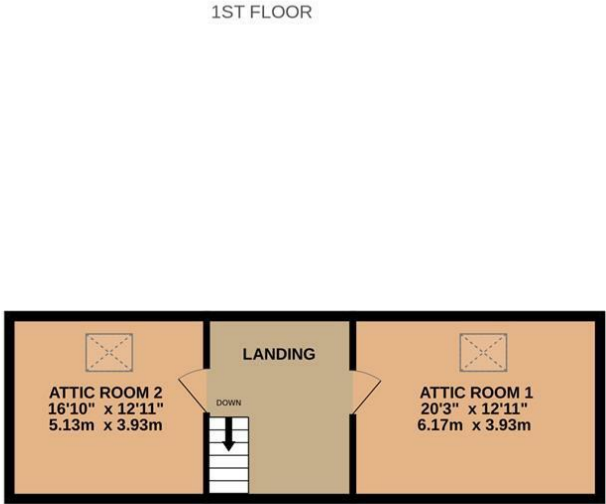








FLOOR PLAN



TOTAL FLOOR AREA : 2422sq.ft. (225.0 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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