

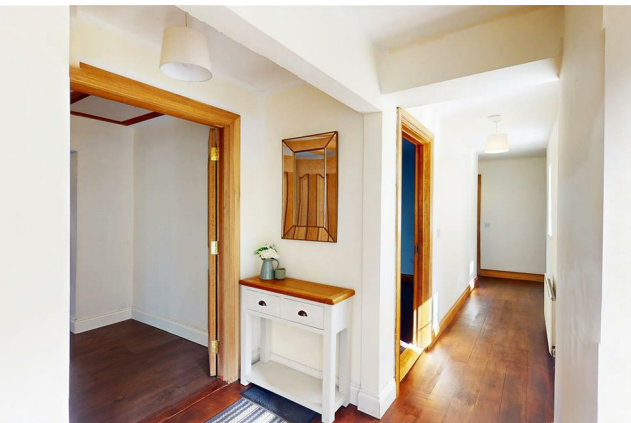



**Raymond
Potterton**

Ladyrath, Castletown, Co. Meath, C15 WT28

€195,000

BER C3





AUCTION - TUESDAY 16TH SEPTEMBER AT 3PM IN ROOM AND ONLINE


3 BEDROOM BUNGALOW ON c. 0.2 ACRES.

Located in the heart of the Meath countryside, this beautifully presented detached bungalow extends to 110 sq.m. (1184 sq.ft.) and sits on a mature and private site, offering a blend of rural tranquillity and convenience.

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 1184.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

Well maintained by its current owner, the home radiates warmth and character throughout. Its practical and versatile layout will appeal to a wide range of purchasers, whether as a comfortable starter home, a peaceful family dwelling, manageable downsizer option or investment property.

The internal condition is a testament to the care and attention it has received over the years, with a welcoming atmosphere that is immediately evident on entry. Natural light filters easily through the residence, and the flow of rooms provides both functionality and comfort. The gardens are mature and private, providing a peaceful outdoor setting that enhances the charm of the property.

The property is situated in the picturesque townland of Ladyrath, just outside Castletown and within easy reach of Navan. This is a highly regarded rural area characterised by rolling farmland and quiet country lanes, yet it remains very accessible. Navan town centre is just a short drive away, offering a full range of amenities including schools, supermarkets, sporting facilities and public transport links. The N51 and M3 motorway are both within close proximity, providing a direct route to Dublin and surrounds.

FEATURES

- Charming 3-bedroom detached bungalow
- Extending to approximately 112 sq. m (1,205 sq. ft)
- Mature, private site in a tranquil rural setting
- BER C3
- Presented in excellent condition throughout
- Well water
- Septic tank
- Oil fired central heating





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, fridge/freezer and washing machine are included in the sale.

ACCOMMODATION

Entrance Hall

35'3" x 5'1"

With wooden flooring, PVC front door with glass panel inserts, hotpress and double doors to dining room.

Lounge

14'0" x 13'5"

With wooden flooring, TV point, open fire with feature fireplace and tiled hearth and double doors to kitchen.

Kitchen

13'1", 13'2" x 10'3"

With tiled flooring, wooden built in wall to floor units, wooden countertop with tiled splashback, oven, hob, extractor fan, integrated fridge/freezer, washing machine, Belfast sink and double doors to dining room.

Dining Room

18'9" x 11'1"

With wooden flooring, stairs to attic and double doors to rear patio.

Bedroom 1

11'10" x 10'5"

With wooden flooring.

Ensuite

6'8" x 2'9"

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

Bedroom 2

11'9" x 10'7"

With wooden flooring.

Bedroom 3

10'4" x 9'1"

With wooden flooring.

Bathroom

6'8" x 6'8"

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

DIRECTIONS

EIRCODE: C15 WT28

AUCTION DETAILS

The Auction will take place on the 16th of September at 3pm in our Auction Room and online. Pre registration for online bidding by 15th September

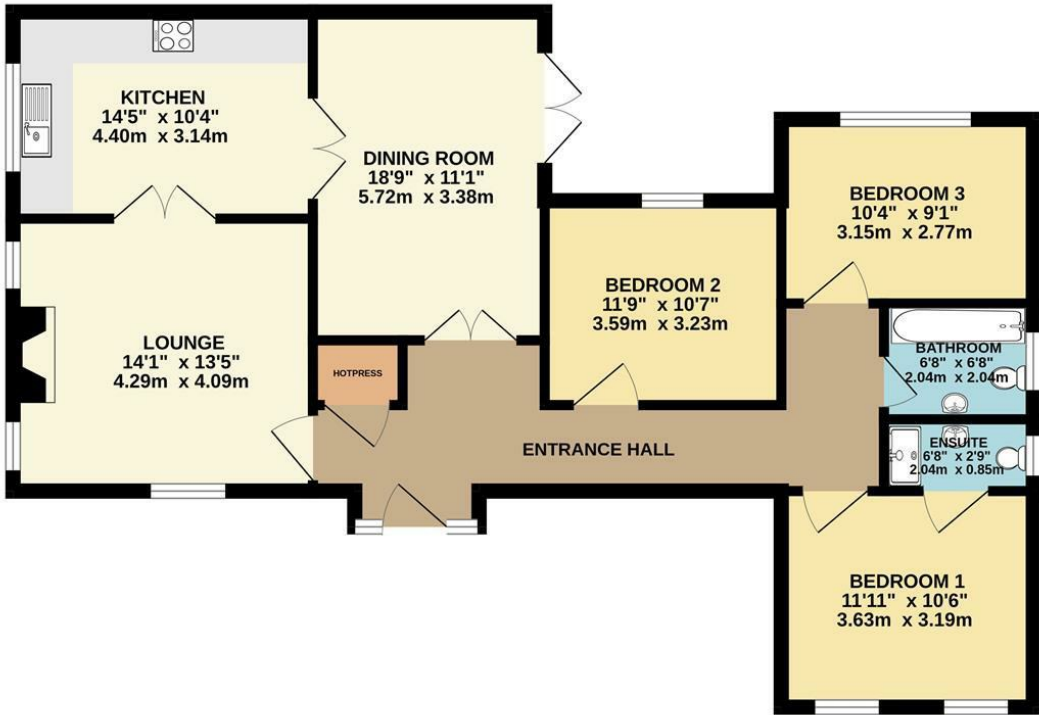
SOLICITOR DETAILS

Lisa Noone, Dillon Geraghty Solicitors LLP, 36 Brews Hill, Abbeyland South, Navan, Co. Meath.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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