

A brilliant opportunity to purchase an A2 rated home in the prestigious Rowleys Lock development. This is an exceptional 3 bedroom semi detached residence extending to c. 137 sq.m. The location is second to none located only 2kms from Navan Town Centre.







# 11 Valley Drive, Rowleys Lock, Navan, Co. Meath C15KAC1



1475.00 sq ft



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## INTRODUCTION

This property is only two years old and was constructed by Deirlem Ltd to the highest standards of craftsmanship.

The entire development is finished very well with much character with its fine entrance, feature stone walls, contemporary railings and open green areas along with many mature trees and rolling lands to the River Boyne.

The property enjoys a lovely modern finish with a well chosen mix of brick, cream render, red tiles and grey triple glazed windows and doors.

This residence has an extra large cobblelock driveway with contemporary wrought iron railings, gated side access and fully landscaped back garden with extensive patio area, enclosed decked BBQ area and raised beds with colourful shrubs leaving this space an extension to this house and benefits from requiring little maintenance.

This home is finished with top quality flooring, tiling, modern kitchen and appliances.

Other features include a large open plan kitchen area with large modern sliding panes to the rear garden, modern green built in kitchen with peninsula island, quartz worktop with upstand, feature TV media wall with electric fire insert, top quality sanitary ware, modern bathrooms and excellent built in bedroom storage.

There is no doubt the current owner worked closely with the builder to ensure this high-end finish to this beautiful home.

Excellent located on the Boyne Road 2 kms from Navan Town. All the amenities of Navan Town are on the doorstep. Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Bathroom.

## ACCOMMODATION

### Entrance Hall

19'9" x 8'3"

With wood effect tiled flooring, composite door with glass inserts and side panels, radiator cover and large under stairs storage with shelving.

### Lounge

19'9" x 12'5"

Dual aspect room with wood effect tiled flooring, wired for wall mounted TV with feature media timber wall encasing a built in electric fire.

### Kitchen / Dining

24'5" x 11'4"

With wood effect flooring, modern green built in wall and floor units with mirrored splashback, centre peninsula all with quartz tops, stainless steel sink, hob, oven, extractor fan, microwave, integrated dishwasher, recessed lights and large sliding doors to the back garden.

### Utility

7'9" x 4'0"

With wood effect tiled flooring, washing machine, tumble dryer and American fridge freezer.

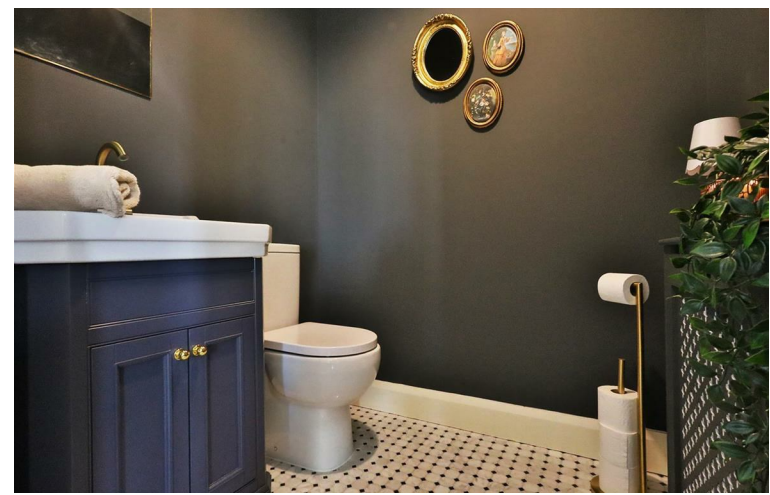
### Guest w.c.

5'6" x 4'10"

With marble floor tiles, w.c. and w.h.b with vanity unit.

### Landing

With herringbone wooden flooring and stairs to fully floored attic space suitable for conversion.











### Bedroom 1

14'5" x 12'5"

Dual aspect with herringbone wooden flooring, and mirrored sliderobes.

### Ensuite

11'3" x 4'11"

With tiled floors and walls, w.c., dual w.h.b.with vanity unit, large low profile shower with screen, wall mounted dual mirrors and heated towel rail.

### Bedroom 2

14'11" x 11'4"

Dual aspect with herringbone wooden flooring and built in wardrobes.

### Bedroom 3

15'5" x 9'1"

With herringbone wooden flooring and built in wardrobes.

### Bathroom

10'3" x 6'4"

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

### FEATURES

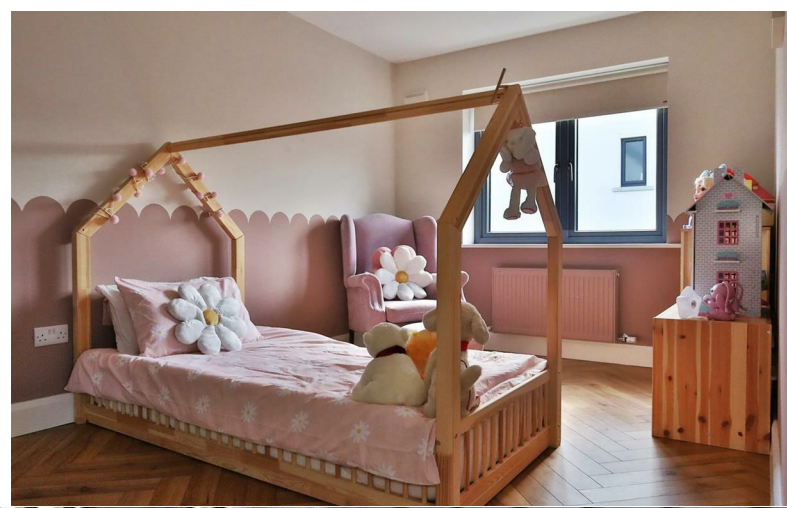
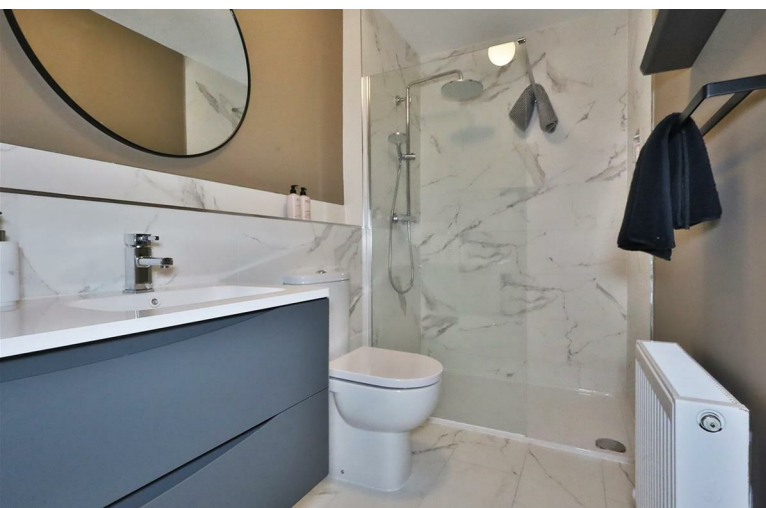
- A2 Rated
- Air to water heating & PV panels
- Alarmed (Monitored)
- Exceptional interior décor
- Top quality flooring
- Large cobblelock driveway
- Landscaped rear garden
- Patio and decked entertaining areas
- PVC triple glazed windows
- PVC fascia and soffit
- Garden Shed
- External electric socket & Tap
- Wired for an electric car charger
- Homebond structural guarantee from new

### FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, integrated dishwasher, American fridge freezer and garden shed are included in the sale. Some furniture open to an offer.

### DIRECTIONS

EIRCODE: C15 KAC1



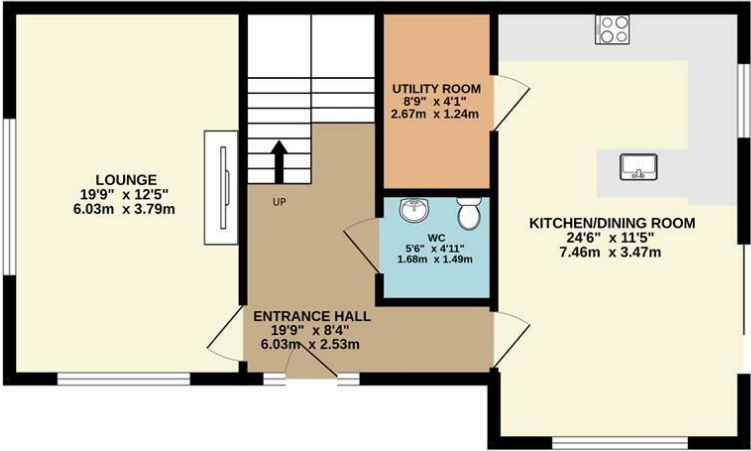




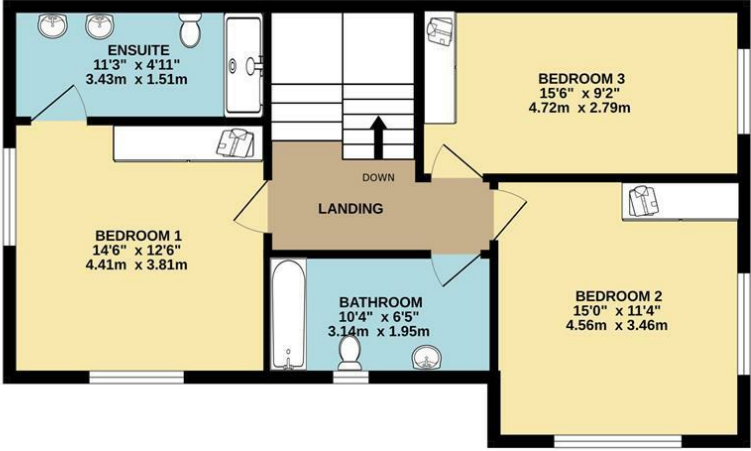


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1475sq.ft. (137.0 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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