

An amazing 4 bedroom detached bungalow with attached garage extending to c.162 sq.m sitting on c.0.42 acres of carefully manicured lawns in a very sought after area offering excellent accessibility to Dublin City.







# Lismullen, Garlow Cross, Navan, Co. Meath, C15 H1F1



1744.00 sq ft



4



2

## INTRODUCTION

Lismullen, Garlow Cross is a most attractive residence built in 1977. It is clear this property was constructed to a very high standard and has been upgraded and meticulously maintained since. This residence is perched lovely on the site with a beautiful lawn to the front and rolling gardens to the rear. The property has a painted exterior with wooden double glazed window some with arched features. It is approached from a gated entrance with tarmac driveway to the front with well placed wrought iron lanterns either side of the driveway.

The entire site is bounded on all sides with mature hedging and colourful flower beds dotted around, all of which set the tone of this fine home. There is a beautiful patio area to the rear with a well-manicured back lawn which enjoys spectacular views of the Hill of Tara.

Internally the property is excellently presented and aimed at family living. The overall presentation of this property emphasises the owner's attention to detail. The kitchen is bright and modern and enjoys views of the Hill of Tara. There is a formal lounge along with a cosy sitting room allowing plenty of accommodation for a home office if required. The bedroom accommodation is well proportioned all suitable for double beds and the main bedroom has an ensuite and ample built in storage space.

Accommodation briefly comprises of Entrance Porch, Entrance Hall, Lounge, Kitchen / Dining, Sitting / Dining, 4 Bedrooms (Main Ensuite), Bathroom and Garage (Boiler House and Storage Shed with garage attached to house).

Excellent location c. 1 km from Garlow Cross on the R147 Navan / Dunshaughlin Road and c. 1.2km M3. Accessibility to the M1, N2 and N3 is excellent leaving Dublin City & Airport within a 35 minute journey. Navan, Dunshaughlin, Ratoath and Asbourne are all on the doorstep. Close by the property is a host of amenities including the newly built Lismullen Primary School.

## ACCOMMODATION

### Entrance Porch

2.33 x 1.39

With tiled flooring, feature arched windows and door with large glass panes.

### Entrance Hall

2.73 x 1.70

With hardwood front door, carpet and coving.

### Lounge

5.33 x 3.49

Elegant room with large feature window, carpet, red brick fireplace, granite hearth and solid fuel Stanley stove.







### **Kitchen / Dining**

6.78 x 4.12

With modern cream built in wall and floor units with wooden worktop, upstand, splash back tiling, matching media and storage unit, stainless steel sink, oven & hob, extractor fan, fridge freezer, washing machine and solid fuel Stanley Stove on granite hearth and surround. Door to back hall.

### **Back Hall**

1.70 x 1.27

With tiled flooring and built in cupboard.

### **Sitting / Dining**

6.59 x 3.47

Dual aspect with carpet, marble fireplace with solid fuel stove and coving.



### **Inner Hall**

8.18 x 0.88

With carpet, coving and hotpress.

### **Bedroom 1**

3.84 x 2.95

With carpet and built in wardrobes.

### **Ensuite**

3.10 x 0.94

With tiled flooring, tiled walls, w.c., w.h.b, and shower with pump shower.

### **Bedroom 2**

4.02 x 2.89

With carpet.

### **Bedroom 3**

3.09 x 2.89

With carpet and built in wardrobe.

### **Bedroom 4**

3.05 x 2.89

With carpet and built in wardrobes.

### **Bathroom**

2.93 x 1.98

With tiled flooring, tiled wall, w.c., w.h.b., and bath.

### **Garage**

7.08 x 2.75

With up and over door.







### **Boiler Shed**

1.87 x 1.46

Attached to house behind garage with vented door and oil burner.

### **Storage Shed**

1.87 x 1.29

Attached to house behind garage with water connections.

### **Detached Block Shed**

4.12 x 2.63

Divided in two parts for storage and houses the oil tank.

### **FEATURES**

- Quiet and much sought-after location
- Very well kept bungalow
- Excellent view of the Hill of Tara to the rear
- Exceptional landscaped gardens and plantation
- Top quality interior décor
- Spacious living accommodation
- Modern cream kitchen with wooden worktop
- Double glazed windows and doors
- Walls & attic reinsulated
- Attached garage and outbuildings suitable for conversion
- Block shed

### **SERVICES**

- Oil fired central heating
- Mains Water (Old well on site)
- Private sewerage - Oakstown Biocycle
- Solar panels

### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, extractor fan, fridge freezer, washing machine and 3 Stoves are included in the sale.

### **DIRECTIONS**

EIRCODE: C15 H1F1









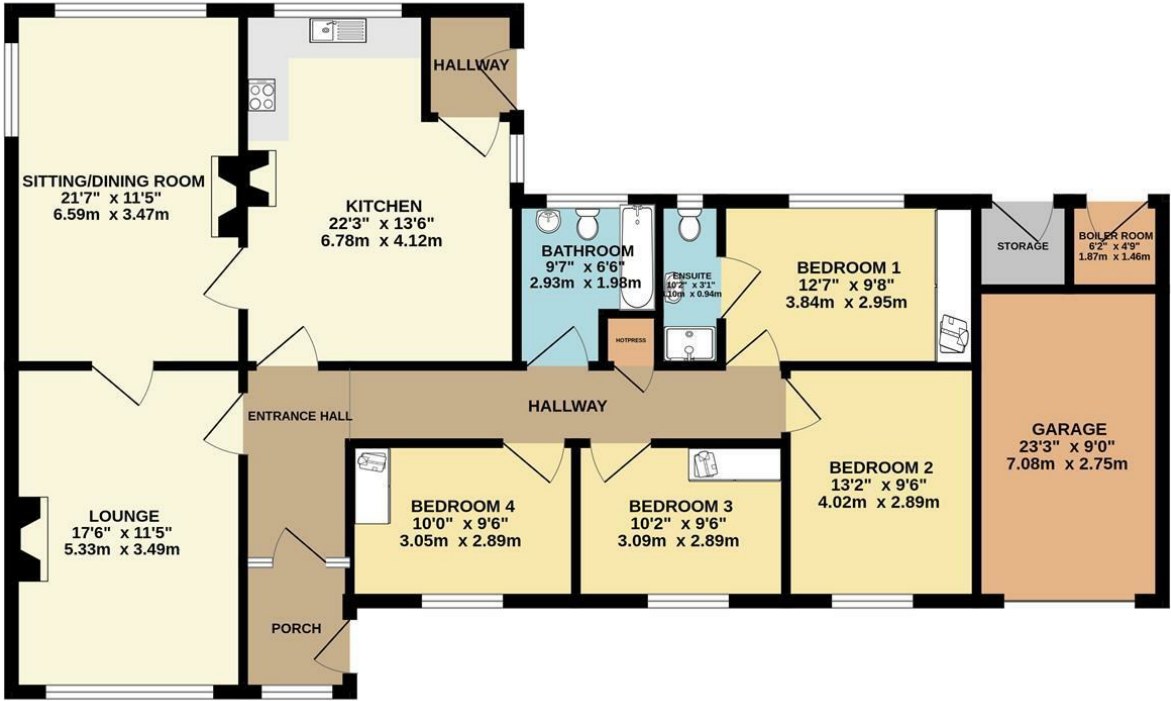








GROUND FLOOR



TOTAL FLOOR AREA: 1744sq.ft. (162.0 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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