

This is a substantial detached residence offering extensive accommodation arranged over two floors with a self-contained ground floor annex.



# 15/16 Aylesbury Lodge, Navan, Co. Meath C15 P9P9



2713.00 sq ft



9



6

## INTRODUCTION

The property extends to nine bedrooms and six bathrooms together with multiple reception rooms, a large kitchen, and utility accommodation.

It stands in a quiet suburban setting while remaining within easy reach of the town centre, with excellent access to the N51 and M3 motorway. Local schools, shops, transport links and healthcare facilities are all close at hand.

On the ground floor, the accommodation includes an entrance hall with storage, a large lounge with mahogany fireplace, square bay window and built-in cabinetry, and a second reception room with bay window and stained-glass inserts.

A dining room and kitchen with wooden fitted units and both gas and Stanley ovens are set to the rear, with further storage and a utility room leading to the garden and garage.

The ground floor also includes a bedroom and bathroom. The annex is accessed separately and provides a living room with fireplace, a double bedroom opening to the garden, and a fully tiled ensuite wet room.

The first floor is arranged to provide seven bedrooms in total, most with built-in wardrobes and vanity sinks, together with a family bathroom, shower room and two further bathrooms. A number of bedrooms feature fitted storage and outlooks over the surrounding gardens.

The property is completed by an internal garage and a generous rear garden providing both practical use and outdoor amenity. This is a sizeable home with versatile accommodation, well located close to town and amenities

Accommodation includes: Entrance Hall, Lounge, Kitchen, Dining Room, 2 additional Reception Rooms, 9 Bedrooms, 6 Bathrooms and Garage.

## ACCOMMODATION

### Entrance Hall

5.11 x 2.49

With carpet, Upvc front door with stained glass windows. Built in storage.

### Lounge

5.18 x 4.07

With carpet, feature fireplace with mahogany mantelpiece, square bay window, ceiling rose and built in cabinets.

### Reception Room

4.16 x 4.46

With carpet, square bay window with two stained glass window inserts.

### Back Hall

With carpet.

### Bedroom 9

4.65 x 2.77

With carpet.

### Bathroom Downstairs

1.72 x 1.63

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

### Dining Room

4.25 x 4.25

With carpet flooring.





### **Kitchen**

4.25 x 4.06

With tiled flooring, wooden built in wall and floor units, gas oven and Stanley oven.

### **Inner Hallway**

2.11 x 1.49

With tiled flooring, built in floor and wall storage with laminate worktop.

### **Utility Room**

2.49 x 2.45

With tiled flooring, built in floor units with stainless steel sink.

### **Hall**

2.11 x 0.85

With tiled flooring. Door to rear garden and door to garage.



### **GROUND FLOOR ANNEX**

### **Living Room**

4.24 x 2.71

With carpet, feature fireplace with mahogany mantelpiece.

### **Bedroom 8**

3.78 x 3.85

With wooden flooring, built in wardrobe and double doors to rear garden.

### **Ensuite / Wet Room**

2.61 x 1.48

Fully tiled, w.c., w.h.b. and shower.

### **Landing**

With carpet flooring. Built in storage.

### **Bedroom 1**

4.68 x 2.81

With wooden flooring, built in wardrobe, sink with vanity unit.

### **Bathroom 1**

1.74 x 1.66

Fully tiled with w.c. and w.h.b.

### **Bedroom 3**

3.54 x 2.74

With carpet flooring, built in wardrobe and sink with vanity unit.

### **Bedroom 2**

4.05 x 2.91

With wooden flooring, built in wardrobe and sink with vanity unit.

### **Bedroom 4**

2.94 x 2.82

With wooden flooring, built in wardrobe and sink with vanity unit.





### **Bathroom 2**

2.08 x 2.54

Fully tiled, w.c., w.h.b. and shower. Built in storage.

### **Shower Room**

2.06 x 0.76

Fully tiled with shower.

### **Bedroom 5**

3.55 x 2.72

With carpet flooring, built in wardrobe and sink with vanity unit

### **Bathroom 3**

1.72 x 1.67

Fully tiled, w.c. and w.h.b.

### **Bedroom 6**

3.55 x 2.72

With wooden flooring, built in wardrobe and sink with vanity unit.

### **Bedroom 7**

3.66 x 2.77

With carpet flooring, built in wardrobe and sink with vanity unit.

### **Garage**

5.06 x 2.50

With concrete floor and garage door.

### **FIXTURES & FITTINGS**

All flooring, curtains, built in units and appliances are included in the sale.

### **FEATURES**

- Prime location at Aylesbury Lodge, Navan, within 6 minutes of town centre
- Excellent access to N51 and M3 motorway for convenient commuting
- Spacious detached residence with large rear garden
- Walking distance to schools, shops, hospital and bus routes

### **DIRECTIONS**

EIRCODE: C15 P9P9



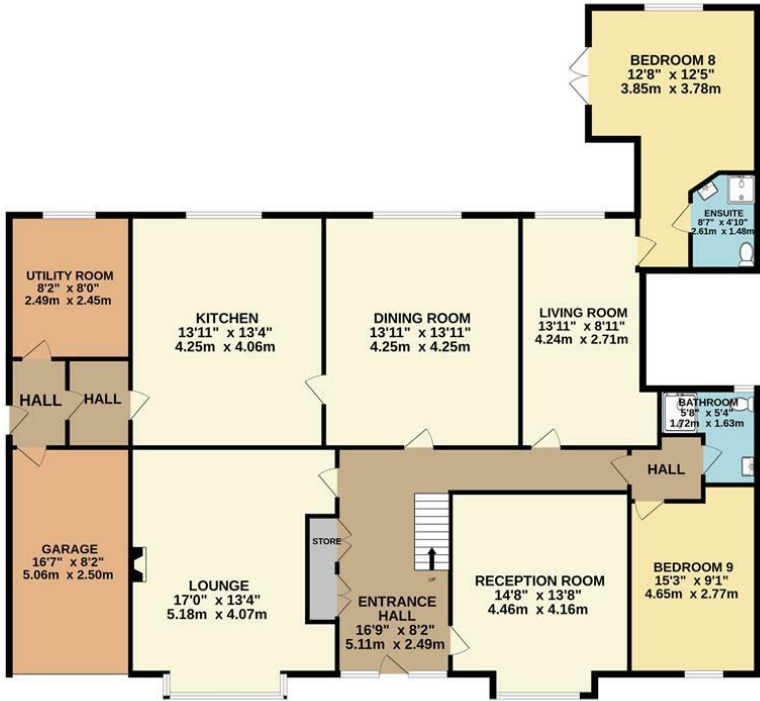




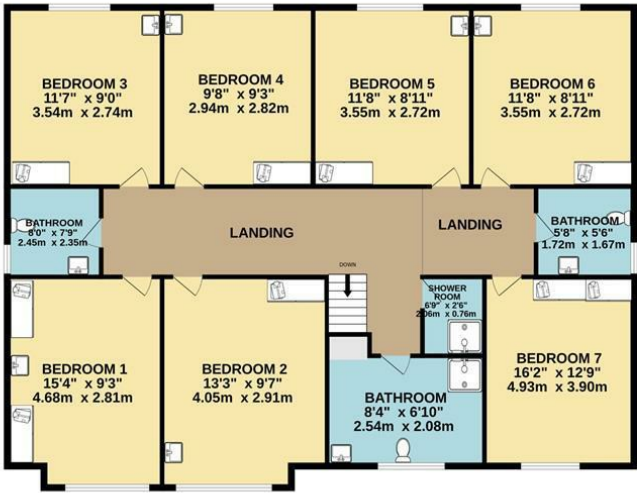


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2713sq.ft. (252.0 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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