







No. 36 Elm Drive, Athlumney Wood is a 3 bedroom semi detached property located in the sought after development Athlumney Wood located on the Dublin side of Navan Town within close proximity to the Bailis Village Complex and the M3 motorway.

# 36 Elm Drive, Athlumney Wood, Navan, Co. Meath C15N7VW

 1023.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This attractive home boasts a striking exterior featuring a maintenance free finish with grey and red brick facade and a cobblelock driveway providing off street parking. The property is positioned overlooking a nice open green area to the front.

Internally, the property is thoughtfully laid out with a bright and spacious open plan kitchen and dining area seamlessly flowing into a large comfortable lounge.

The home offers three generously sized bedrooms and is further enhanced by a large rear garden providing excellent outdoor space.

Situated in the highly sought after area of Johnstown on the Dublin side of Navan Town the property is within walking distance of a wide range of local amenities including Supervalu, pharmacy, pub, hairdressers, creches, primary and secondary schools and multiple bus stops with regular services to Dublin City Centre, Dublin Airport and Navan Town Centre.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Guest w.c., 3 Bedrooms (Main Ensuite) and Bathroom.

## FEATURES

- Gas fired central heating (New Boiler)
- Spacious open plan living accommodation
- Fully alarmed
- PVC double glazed windows
- PVC fascia and soffit
- Garden shed
- Cobblelock driveway
- Overlooking a large green area
- Sought after residential area





### **FIXTURES & FITTINGS**

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

## ACCOMMODATION

### Entrance Hall

16'8" x 5'10"

With tiled flooring.

### Lounge

17'0" x 11'1"

With wooden flooring, feature mantelpiece with open fire and double doors to the Kitchen / Dining.

### Kitchen / Dining Room

16'8" x 17'0"

With tiled and wooden flooring, built in wall and floor units, oven / hob, extractor fan, dishwasher, integrated fridge freezer and utility cupboard.

### Guest w.c.

5'10" x 3'7"

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

### Landing

10'5" x 6'10"

With carpet.

### Bedroom 1

11'1" x 10'2"

With wooden flooring and built in wardrobes.

### Ensuite

8'6" x 2'11"

With tiled flooring, electric shower, w.c., w.h.b. and wall mounted vanity unit.

### Bedroom 2

15'5" x 10'5"

With wooden flooring and built in wardrobes.

### Bedroom 3

9'6" x 7'6"

With wooden flooring and built in wardrobes.

### Bathroom

7'2" x 6'5"

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

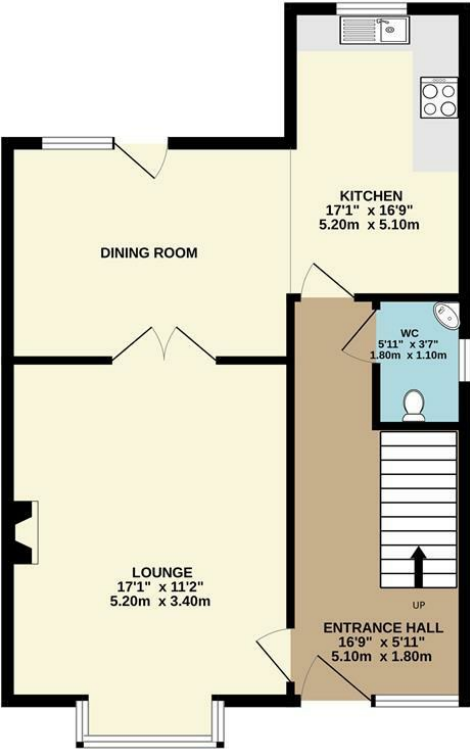
## DIRECTIONS

EIRCODE: C15 N7VW

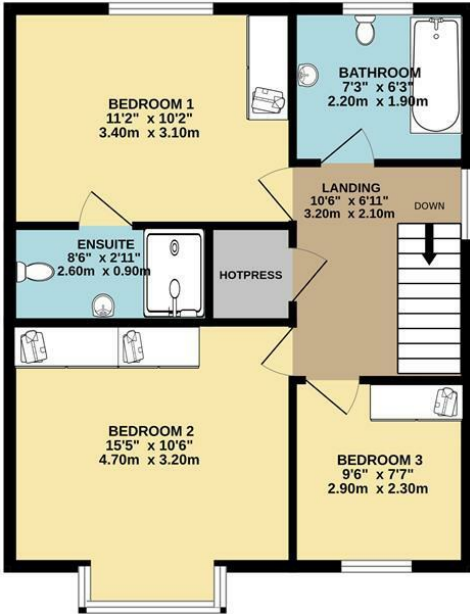


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1023sq.ft. (95.0 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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