





Raymond Potterton Auctioneers are pleased to bring No. 69 Athlumney Village to the market, a well-maintained 4-bedroom detached family home in one of Navan's most established and respected residential neighbourhoods.

The property is positioned in a quiet cul-de-sac within the ever-popular Athlumney Village development, a mature estate known for its generous sites, landscaped surrounds and peaceful setting.



# 69 Athlumney Village, Navan, Co. Meath C15 X9PV

 1561.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This location offers superb convenience, being within walking distance of Navan Town Centre and only minutes from the M3, R147 and local bus routes, making it ideal for Dublin commuters or those travelling to nearby towns.

The area provides an excellent range of local amenities including Navan Retail Park, Johnstown Shopping Centre, a choice of primary and secondary schools, childcare facilities, Blackwater Park, river walks and various sports and leisure clubs.

Athlumney Village has a strong owner-occupier profile and remains one of Navan's most desirable residential addresses.

The property extends to approximately 1,561 sq. ft. and offers bright, well-laid-out accommodation over two floors.

Externally, No. 69 enjoys a large private site, a mature rear garden, oil-fired central heating and PVC windows.

This is a strong opportunity to acquire a quality home in a proven, long-established neighbourhood close to all local services and conveniences.

The house has been carefully maintained throughout and provides spacious rooms, good storage and a layout well suited to modern family living.

Accommodation includes: Entrance Hall, Lounge, second Reception Room, Dining Room, Kitchen, Utility Room and Guest W.C., 4 Bedrooms (Master Ensuite) and Bathroom.

## FEATURES

- Prime Athlumney Village location
- Quiet cul-de-sac setting
- Walking distance to Navan Town
- Large mature site
- Well maintained throughout
- PVC double-glazed windows
- Oil-fired central heating





### **FIXTURES & FITTINGS**

All flooring, curtains, light fittings and garden shed are included in the sale.



## ACCOMMODATION

### Entrance Hall

4.93 x 2.21  
With wooden flooring.

### Lounge

5.27 x 3.85  
With wooden flooring, feature mantel piece with open fire.

### Reception Room

4.72 x 2.96  
With wooden flooring.

### Kitchen / Dining Room

6.64 x 4.95  
With wooden flooring, built-in wall and floor units, oven/hob, extractor fan, dishwasher and patio door.

### Utility Room

4.86 x 2.93  
With tiled flooring, washing machine and back door.

### Guest w.c.

1.59 x 1.23  
With tiled flooring, w.c and w.h.b.

### Landing

4.44 x 1.90  
With carpet.

### Bedroom 1

5.03 x 2.85  
With carpet and built in wardrobes.

### Ensuite

2.57 x 1.21  
With Lino flooring, w.h.b, w.c and shower.

### Bedroom 2

3.65 x 2.85  
With carpet and built-in wardrobes.

### Bedroom 3

2.98 x 2.87  
With carpet.

### Bedroom 4

3.01 x 2.52  
With carpet.

### Bathroom

2.34 x 1.79  
With lino flooring, w.c, w.h.b, bath and electric shower.

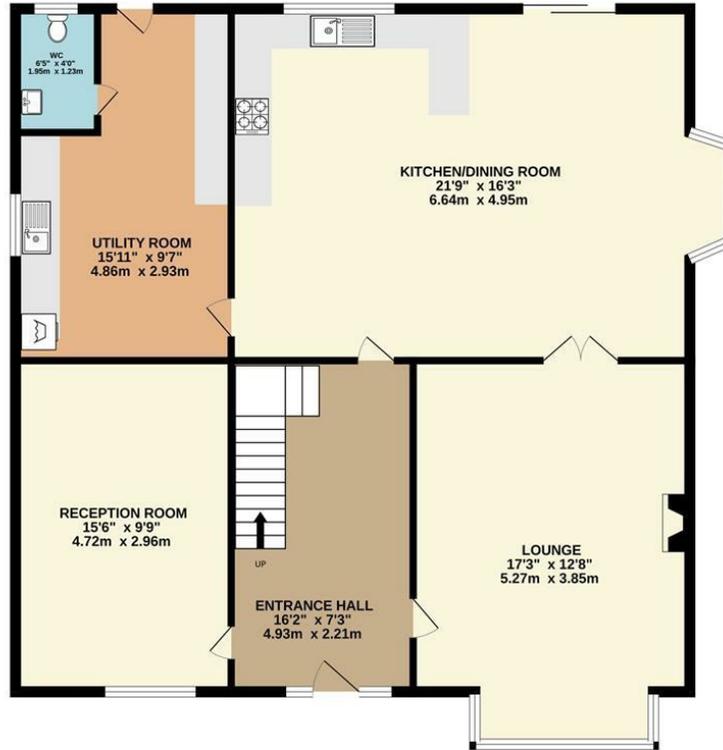
## DIRECTIONS

Eircode C15X9PV

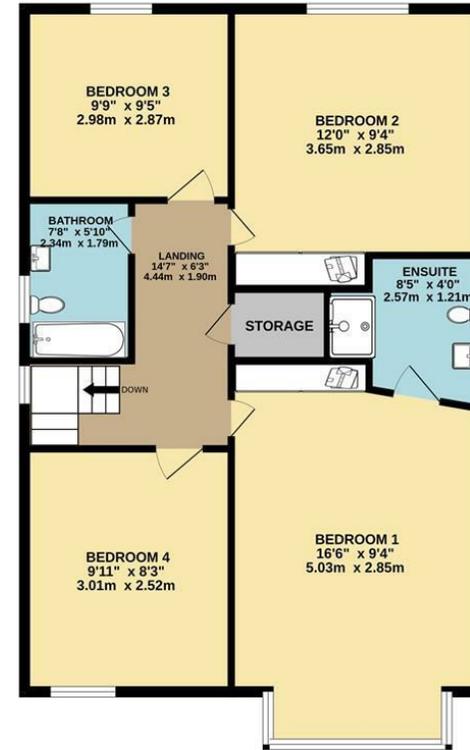


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1561sq.ft. (145.0 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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**0469027666**

Watergate Street Navan Co. Meath C15 PT8X

raymondpotterton.com

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