



  
Raymond  
Potterton

Castletown, Kilberry, Navan, Co. Meath C15 X4K5

€425,000

BER D2



A superb 4 bedroom detached bungalow residence extending to c. 117 sq.m. sitting on circa 0.76 acre with landscaped gardens to the front. Excellently located on the R162 just 7kms from Navan Town.



# Castletown, Kilberry, Navan, Co. Meath C15 X4K5

 1259.00 sq ft

 4 Bedrooms

 2 Bathrooms

## INTRODUCTION

This is a quaint property which oozes character. It was carefully extended over the year and was excellently maintained with good quality flooring, upgraded kitchen and well kept gardens.

The path to the front door with the front lawns bounded with daffodils set the tone of this beautiful home.

The property benefits from a spacious kitchen with lots of storage, centre island and the solid fuel stove makes the lounge a cosy space.

This is a lovely secluded site which offers lots of potential for extension or additions subject to the necessary planning permission. It benefits from mature trees and hedgerows around the boundaries.

The property enjoys gorgeous views overlooking the fine rolling lands to the front and to the rear the property is not overlooked with the Wolfe Tones GAA grounds just behind the back hedge.

The property has a gated access with tarmac driveway and good outbuildings to one side of the driveway.

Kilberry located just 7 kms outside Navan offers a very pleasant community with the benefits of Wilkinstown School only minutes from the property, pub, convenience store, Wilkinstown & Gibbstown community centres, Wolfe Tones GAA and numerous other sporting facilities close by.

Also a mention must be giving to our award winning Boyne Valley Greenway which enjoys pathway access from this property.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining, 4 Bedrooms, Guest W.C. and Shower Room.

## FEATURES

- Prime location only 7kms Navan Town
- Very well kept residence
- Gorgeous site not overlooked
- Large site of c. 0.76 acres
- Potential for extension
- Timber double glazed windows
- PVC fascia and soffit
- Oil fired central heating
- Mains Water
- Private sewerage





### **FIXTURES & FITTINGS**

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



## ACCOMMODATION

### Entrance Hall

2.35 x 1.17

With hardwood front door with glass insert and wooden flooring.

### Lounge

4.98 x 3.21

With wooden flooring, feature hardwood fireplace with tiled insert and stove insert.

### Kitchen

4.38 x 3.74

With tiled flooring, built in solid wall and floor units, stainless steel sink unit, center island, oven with gas hob, extractor fan, fridge freezer and washing machine.

### Dining

5.01 x 2.85

With tiled flooring, recessed lights and hotpress.

### Back Hall

4.20 x 0.87

With tiled flooring, hardwood door with glass insert and storage press.

### Shower Room

2.20 x 2.21

With tiled flooring, tiled walls, shower and w.h.b.

### Guest w.c.

2.69 x 0.89

With tiled flooring, tiled walls and w.c.

### Inner Hall

3.90 x 1.19

With wooden flooring.

### Bedroom 1

4.92 x 3.17

With wooden flooring.

### Bedroom 2

3.87 x 3.60

With wooden flooring, tiled fireplace and built in wardrobes.

### Bedroom 3

3.16 x 2.57

With wooden flooring.

### Bedroom 4

3.15 x 2.32

With wooden flooring.

### Outbuilding

7.13 x 4.39

Incorporating two storage sheds and boiler house.

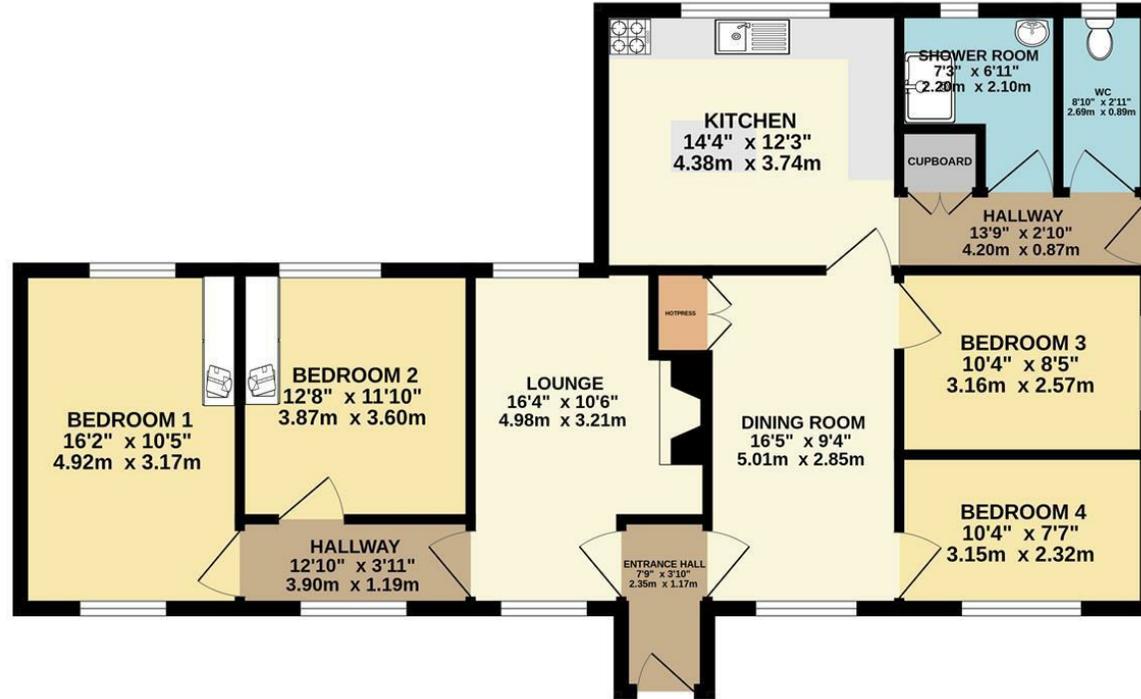
## DIRECTIONS

EIRCODE: C15 X4K5



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 1259sq.ft. (117.0 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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