




Raymond
Potterton

24 Dunville Green, Athlumney Navan, Co. Meath C15 HKN8

€450,000


BER A3





Raymond Potterton & Co. proudly present this stunning, large three-storey family home extending to approximately 162 sq.m. Built circa 2019 and boasting an impressive A-rating, this home is finished to an exceptionally high standard throughout and is ideally positioned within the ever-popular Dunville development.

To the front, the property benefits from two designated parking spaces, while to the rear there is a fully landscaped garden complete with a patio area and a wooden shed.

24 Dunville Green, Athlumney Navan, Co. Meath C15 HKN8

 1744.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Internally, the property is both spacious and beautifully appointed. The entrance hall features tiled flooring, attractive wall panelling, and glazed doors that enhance both light and character. The lounge offers a comfortable living space with carpet flooring.

The kitchen/dining area is finished with tiled flooring and is well fitted with modern wall and floor units, oven, hob, extractor fan, integrated fridge freezer, built-in microwave and integrated dishwasher.

A separate utility room includes additional storage and a sink, while a guest W.C. completes the ground floor accommodation. On the first floor, there are three well-proportioned bedrooms, all with built-in wardrobes, including a master bedroom with ensuite.

The main family bathroom is fully tiled and features a bath, vanity unit and heated towel rail.

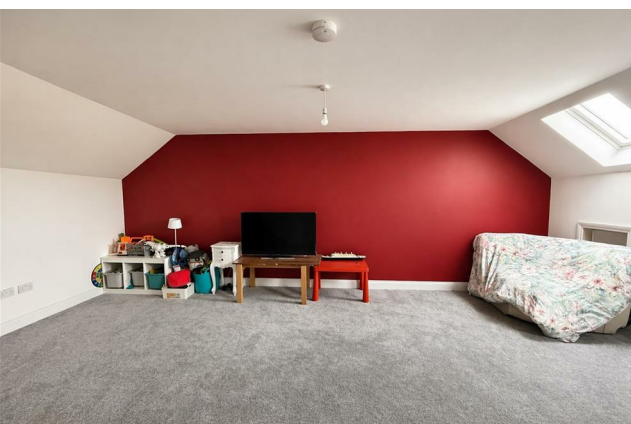
A standout feature of this home is the second floor, which has been fully converted in recent years to create an impressive, extra-large multi-purpose attic room. Measuring approximately 5.99m x 6.6m, this space benefits from three Velux windows, eaves storage, carpet flooring, and access via Stira stairs, making it ideal for a variety of uses.

This is an exceptionally spacious and well-upgraded home that will appeal to first-time buyers, trade-up buyers, and investors alike.

The property is superbly located within walking distance of Johnstown Shopping Centre and is just minutes from both primary and secondary schools. Transport links to Dublin are excellent, with a nearby bus stop offering a 24-hour service to the city centre and the M3 motorway providing access to the M50 in approximately 25 minutes.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Utility, Guest W.C., 4 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.





FIXTURES & FITTINGS

All flooring, light fittings, curtain poles, blinds, built-in kitchen appliances, and garden shed are included in the sale.

ACCOMMODATION

Entrance Porch

6'5" x 6'2"
With tiled flooring.

Entrance Hall

6'3" x 19'0"
With tiled flooring and decorative panelling.

Lounge

17'10" x 12'9"
With carpet flooring.

Kitchen / Dining Area

17'10" x 12'9"
With tiled flooring, modern fitted units, oven, hob, extractor fan, integrated fridge freezer, built-in microwave, and integrated dishwasher.

Utility Room

7'6" x 4'11"
With tiled flooring, fitted units, and sink.

Guest w.c.

4'11" x 4'11"
With tiled flooring, W.C. and W.H.B.

Landing

13'5" x 11'6"

Bedroom 1

11'6" x 16'3"
With carpet flooring and built-in wardrobes.

Ensuite

3'11" x 7'7"
With tiled flooring, W.C., W.H.B., and shower.

Bedroom 2

11'6" x 16'2"
With carpet flooring and built-in wardrobes.

Bedroom 3

7'10" x 12'8"
With carpet flooring and built-in wardrobes.

Bathroom

6'10" x 11'0"
With tiled flooring, W.C., vanity unit, bath, and heated towel rail.

Multi Purpose Room / Attic

19'7" x 21'7"
With carpet flooring, three Velux windows, and eaves storage.

FEATURES

- A Rated Home
- Gas fired central heating.
- landscaped rear garden
- Patio
- Cobble driveway
- Turnkey Home
- 25 Minutes to M50

DIRECTIONS

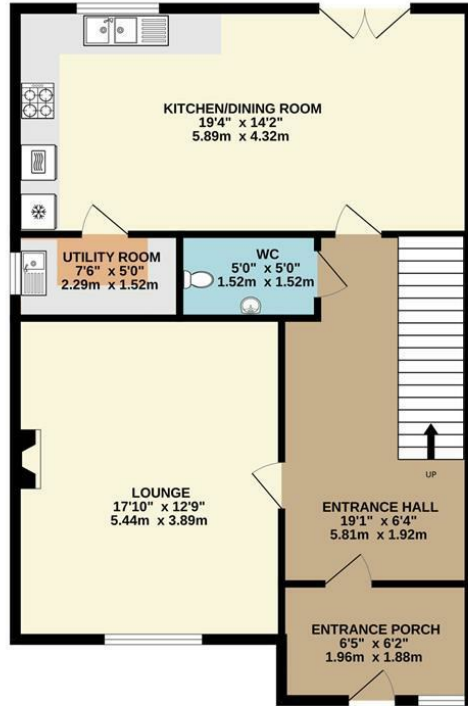
From Dublin, take the M3 Motorway to Navan and exit at Junction 8 (Navan South). At the roundabout, take the second exit and continue to the traffic lights, turning left onto the Metges Road. Continue straight, passing SuperValu on your left, and take the next right at the roundabout. Proceed straight to enter the Dunville development.

EIRCODE C15 HKN8

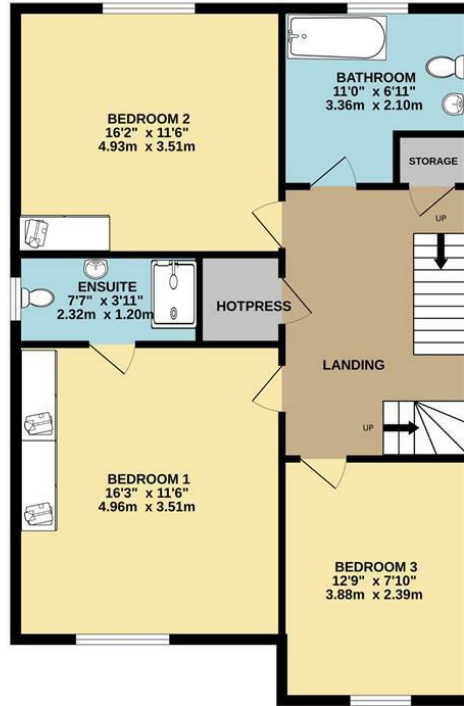


FLOOR PLAN

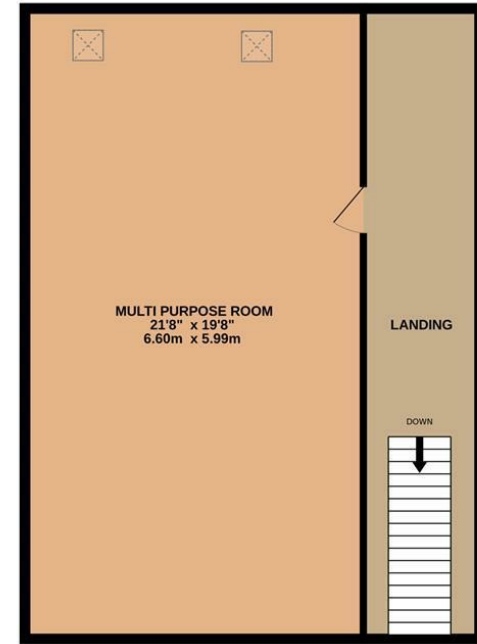
GROUND FLOOR



1ST FLOOR



2ND 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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