



42 The Park, Athlumney Wood, Navan, Co. Meath C15 N8KP

€330,000




  
Raymond  
Potterton





An impressive and exceptionally spacious three-bedroom townhouse extending to approximately 115 sq.m., ideally situated within the highly sought-after development of Athlumney Wood.

This superb property is presented in excellent condition throughout and offers true walk-in convenience for prospective purchasers.

# 42 The Park, Athlumney Wood, Navan, Co. Meath

 1238.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

To the front, the property benefits from cobblelock paving with designated parking and enjoys an attractive outlook overlooking a large green area, enhancing the sense of space and privacy. The rear garden is fully paved, providing a low-maintenance outdoor area with gated access.

The property also holds a strong B3 BER rating, making it eligible for a green rate mortgage, an appealing advantage for energy-conscious buyers.

Ideally located within walking distance of a wide range of local amenities in Johnstown and Navan Town Centre, the home also offers excellent connectivity, with the M3 Junction 8 just a two-minute drive away.

Accommodation comprises of Entrance Hall, lounge, Kitchen/Dining area, Guest w.c., 3 Bedrooms (Master ensuite) and Bathroom.

## FEATURES

- Excellent condition throughout
- Overlooking large green area
- Bright & spacious living accommodation
- Sought after residential area
- Walking distance to Navan Town Centre
- B3 BER rating (applicable for green rate mortgage)
- Gas central heating
- Maintenance free rear garden
- Garden shed





### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, curtains, oven, hob, extractor fan, integrated dishwasher, fridge freezer, washing machine, fridge freezer and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

5'2" x 2'11"

With wooden flooring, coving and composite front door with glass panel insert.

### Lounge

18'6" x 11'4"

With wooden flooring, coving, feature wooden fireplace with insert solid fuel stove and granite hearth, TV point and double doors to kitchen/dining room.

### Kitchen/Dining Room

14'9" x 14'3"

With tiled flooring, built in wooden wall to floor units with laminate worktop, splashback tiling, oven, hob, extractor fan, integrated dishwasher, fridge freezer, washing machine and French doors to rear garden.

### Guest w.c.

5'6" x 2'10"

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

### Landing

With carpet.

### Bedroom 2

14'9" x 10'8"

With carpet and built in wardrobe.

### Bedroom 3

14'11" x 9'8"

With carpet and built in wardrobe.

### Bathroom

8'2" x 6'7"

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

### Landing

With carpet and storage press 2.4m x 1.72m.

### Bedroom 1

14'11" x 14'0"

With carpet and built in wardrobes.

### Ensuite

8'2" x 6'7"

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

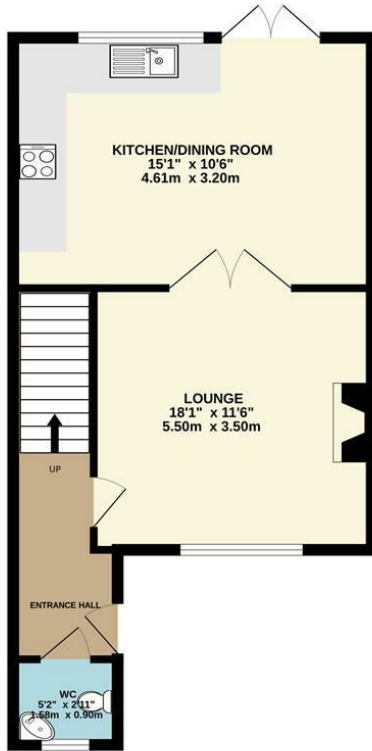
## DIRECTIONS

EIRCODE: C15 N8KP

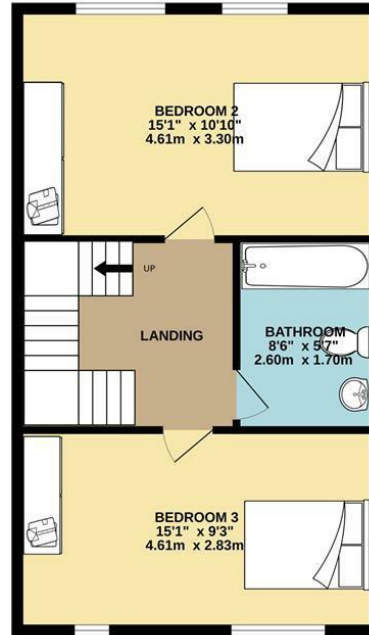


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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