



47 Elm Drive, Athlumney Wood, Navan, Co. Meath, C15 H9KT

€389,000




  
Raymond  
Potterton





A well presented 4-bedroom semi-detached family home nicely situated in the popular residential development of Athlumney Wood overlooking a large green area to the front.



# 47 Elm Drive, Athlumney Wood, Navan, Co. Meath,

 1377.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

The property has many features such as bright and spacious living accommodation, The location of Athlumney wood is second to none been within walking distance to Navan town centre, Johnstown Shopping Centre and close to many schools, shops & restaurants.

Exit 8 of the M3 motorway is less than five minutes away and is within easy reach of the M50 & Blanchardstown (25 Minutes). There is also excellent public transport links to Dublin city centre on your doorstep.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Guest W.C., 4 Bedrooms with master ensuite, Main Bathroom, and Garden Shed.

## FEATURES

- Excellent condition throughout
- Gas fired central heating
- Close to all amenities
- Landscaped rear garden
- 30 Minutes drive to M50





## **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, and garden shed are included in the sale.



## ACCOMMODATION

### Entrance Hall

18'6" x 3'9"

With tiled flooring and hardwood front door with glass panel insert.

### Lounge

18'6" x 11'1"

Tiled flooring, bay window to front, open fire with granite fireplace and wooden mantelpiece and TV point.

### Dining Room

11'5" x 8'10"

With tiled flooring and door to rear garden.

### Kitchen

17'6" x 9'7"

With tiled flooring, built in wooden wall to floor units with laminate worktop, eye level oven/grill, gas hob, extractor fan and stainless-steel sink.

### Utility Room

4'9" x 4'9"

With tiled flooring built in countertop and door to rear garden.

### W.C.

6'5" x 5'6"

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

### Landing

With carpet and hotpress.

### Bedroom 1

15'5" x 8'11"

With laminate flooring and bay window to front.

### Ensuite

5'1" x 3'7"

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

### Bedroom 2

13'0" x 8'10"

With laminate flooring.

### Bedroom 3

8'9" x 9'5"

With laminate flooring.

### Bedroom 4

9'9" x 9'5"

With laminate flooring.

### Bathroom

6'8" x 5'5"

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

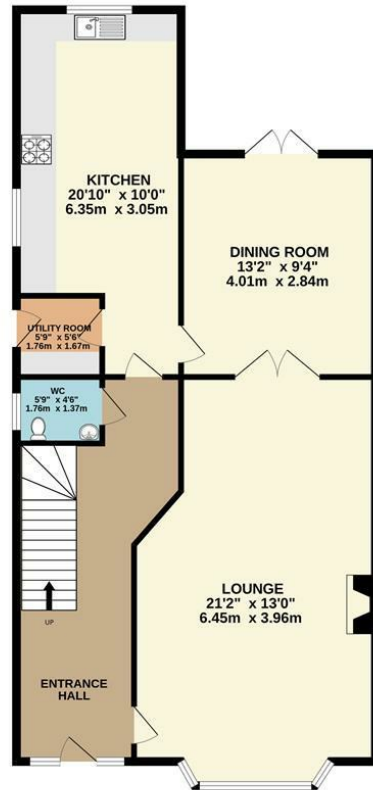
## DIRECTIONS

From Dublin travel into Navan along the M3. Exit at Junction 8 towards Navan Town. At the 1st set of traffic lights turn right. Take the second left into Athlumney Wood. In the development follow the directional sign for Elm Drive.

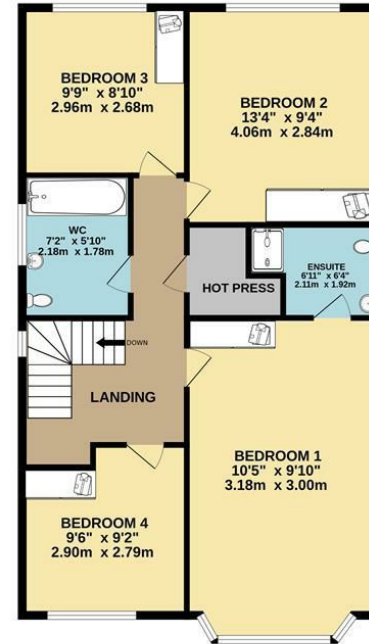


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA - 1378sq.ft. (128.0 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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