

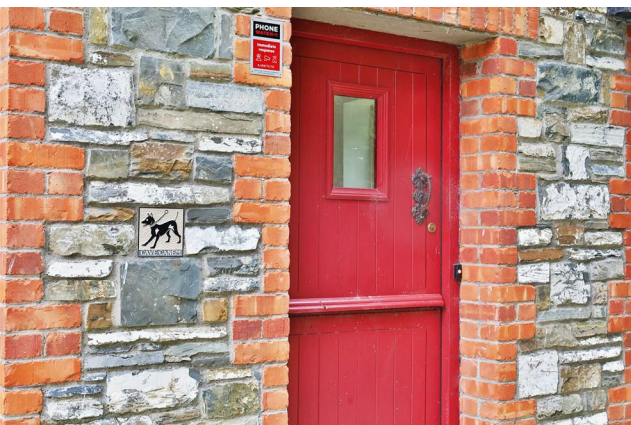


**Killeary, Lobinstown, Co. Meath, C15 T934**

**€375,000**




  
**Raymond  
Potterton**





This charming detached residence extending to c. 125 sq.m. (1,345 sq.ft.) located in Killeary Lobinstown, 15kms from Navan and less than an hour from Dublin. The property offers bright, spacious accommodation throughout, potential for an extension and presents an excellent opportunity for purchasers seeking a peaceful countryside home with excellent access to the Towns of Navan and Ardee.



# Killeary, Lobinstown, Co. Meath, C15 T934

 1345.00 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

Occupying a superb site of approximately 0.7 acres, the property is surrounded by mature woodland, established trees and natural greenery, creating a wonderfully private setting. The generous grounds provide ample outdoor space for gardening enthusiasts, families or those simply looking to enjoy country living in a tranquil environment.

The accommodation is well laid out and includes a spacious open-plan living and dining area, kitchen, sunroom, two bedrooms and family bathroom. The property benefits from excellent natural light throughout, while the attractive sunroom overlooks the gardens.

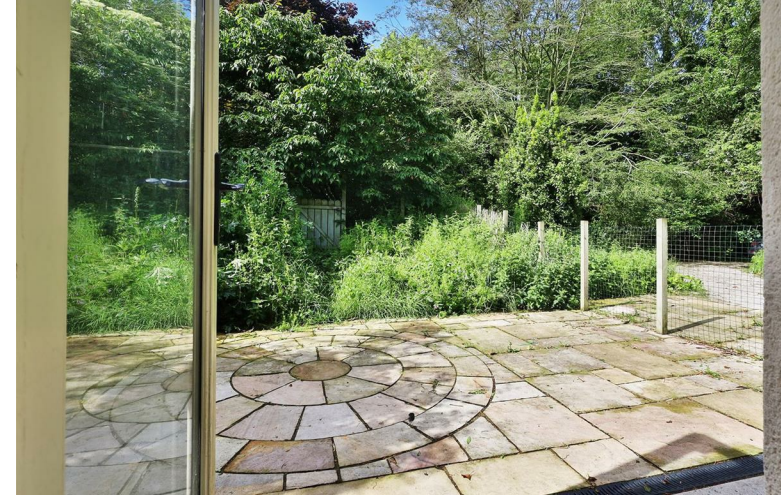
Ideally located in the peaceful rural setting of Killeary, Lobinstown, the nearby villages of Lobinstown and Wilkinstown provide everyday amenities, schools, shops and sporting facilities, while Navan is within easy reach for a wider range of services, retail and leisure options.

Excellent road connectivity via the M2 ensures straightforward access to Dublin, Drogheda and surrounding commuter centres, with Dublin Airport reachable in under an hour.

Accommodation includes: Entrance Hall, Open Plan Living / Dining Room, Kitchen, Sunroom, 2 Bedrooms, Bathroom and Landing Area.

## FEATURES

- Private site of c. 0.7 acres
- Surrounded by mature woodland
- Bright and spacious accommodation
- Large sunroom overlooking surrounding gardens
- Open-plan living and dining area
- Solar panels
- Solid fuel heating
- Mains water & septic tank
- Peaceful countryside setting
- Easy access to the M2 motorway





### **FIXTURES & FITTINGS**

The property is sold as seen.



## ACCOMMODATION

### Entrance Hall

6'4" x 6'2"

With tiled flooring, tiled skirting and solid wood half door with glass insert.

### Living / Dining Room

20'4" x 16'1"

With tiled flooring, tiled skirting and solid fuel stove. Open plan to kitchen.

### Kitchen

16'6" x 7'9"

With tiled flooring, tiled skirting, solid fuel cast iron range, built in wooden countertop, stainless steel sink and door to rear.

### Utility Room

6'6" x 5'8"

With tiled flooring, tiled skirting, built in wooden countertop and stainless-steel sink.

### Sunroom

16'4" x 14'0"

With tiled flooring, tiled skirting and door to patio.

### Shower Room

5'10" x 4'10"

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

### Landing

With wooden flooring and hotpress.

### Bedroom 1

17'4" x 9'6"

With wooden flooring.

### Walk In Wardrobe

6'10" x 5'11"

With wooden flooring and built in shelving.

### Bedroom 2

11'11" x 10'4"

With wooden flooring.

### Bathroom

6'9" x 5'11"

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

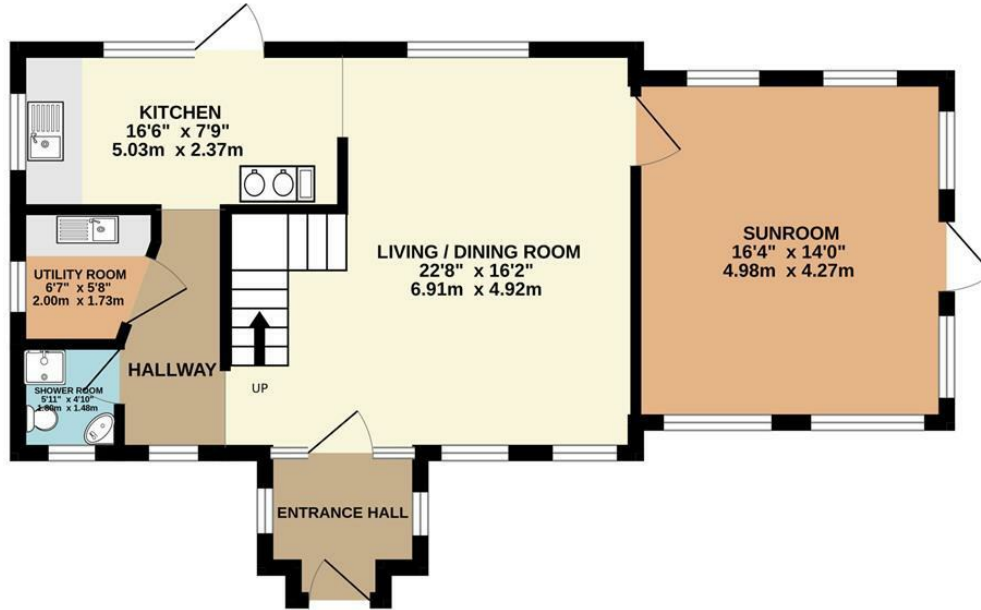
## DIRECTIONS

EIRCODE: C15 T934

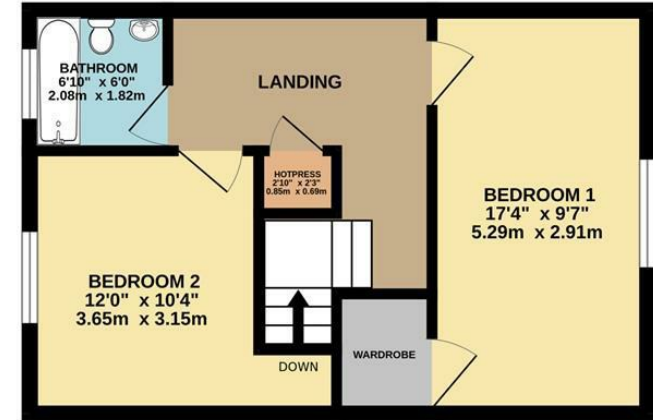


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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