





Raymond Potterton Auctioneers are delighted to present this exceptional three-bedroom detached bungalow to the market. Beautifully maintained and presented in true turnkey condition, this stunning home offers bright, spacious accommodation finished to an excellent standard throughout.

39 Rowan Glen, Athlumney Wood, Navan, Co. Meath C15 P65E

 1076.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

The property has been thoughtfully upgraded by its current owners and boasts beautifully landscaped front and rear gardens, creating an ideal space for outdoor entertaining and everyday enjoyment.

Further enhancements include upgraded windows and external doors, adding to both the comfort and energy efficiency of the home.

Situated in a quiet and mature residential setting within the ever-popular Athlumney Wood development, this superb bungalow is within walking distance of schools, shops, Johnstown Shopping Centre and Navan Town Centre, while the M3 motorway is just minutes away for those commuting to Dublin.

Accommodation comprises Entrance Hall, Lounge, Kitchen / Dining Room, Three Bedrooms (Master Ensuite) and Family Bathroom.

Located in the popular residential development of Athlumney Wood, 39 Rowan Glen enjoys a quiet and mature setting within one of Navan's most sought-after areas.

This fine home is within walking distance of all local amenities including schools, shops, cafés, restaurants, Johnstown Shopping Centre and Navan Town Centre.

The area also benefits from excellent sporting and recreational facilities together with scenic walks along the River Boyne.

The property is ideally situated just 2 minutes' drive from Junction 8 of the M3 motorway, providing excellent access to Dublin City, Dublin Airport and the surrounding commuter belt.

This superb location combines the convenience of town living with the tranquillity of a well-established residential neighbourhood, making it an ideal home for families, downsizers and commuters alike.





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, integrated kitchen appliances (where applicable), fitted wardrobes and the garden shed are included in the sale.

ACCOMODATION

Entrance Hall

28'10" x 4'3"

With tiled flooring.

Lounge

17'7" x 11'5"

With wooden flooring, feature mantel piece and solid fuel stove.

Kitchen/Dining

16'9" x 10'11"

With tiled flooring, built in wall and floor units, oven/hob, fridge/freezer, extractor fan and washing machine.

Bedroom 1

12'10" x 10'7"

With wooden flooring and built in wardrobes.

Ensuite

6'10" x 4'2"

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

Bedroom 2

11'8" x 10'0"

With wooden flooring and built in wardrobes.

Bathroom

8'2" x 5'3"

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

Bedroom 3

8'11" x 8'0"

With wooden flooring and built in wardrobes.

FEATURES

- Immaculate turnkey detached bungalow
- Beautifully landscaped front and rear gardens
- Quality garden shed
- Upgraded windows and external doors
- Bright and spacious accommodation
- Excellent decorative condition throughout
- Master bedroom with ensuite
- Built-in wardrobes
- Off-street parking
- Quiet mature residential location
- Walking distance to Navan Town Centre
- Minutes from Junction 8 of the M3 Motorway

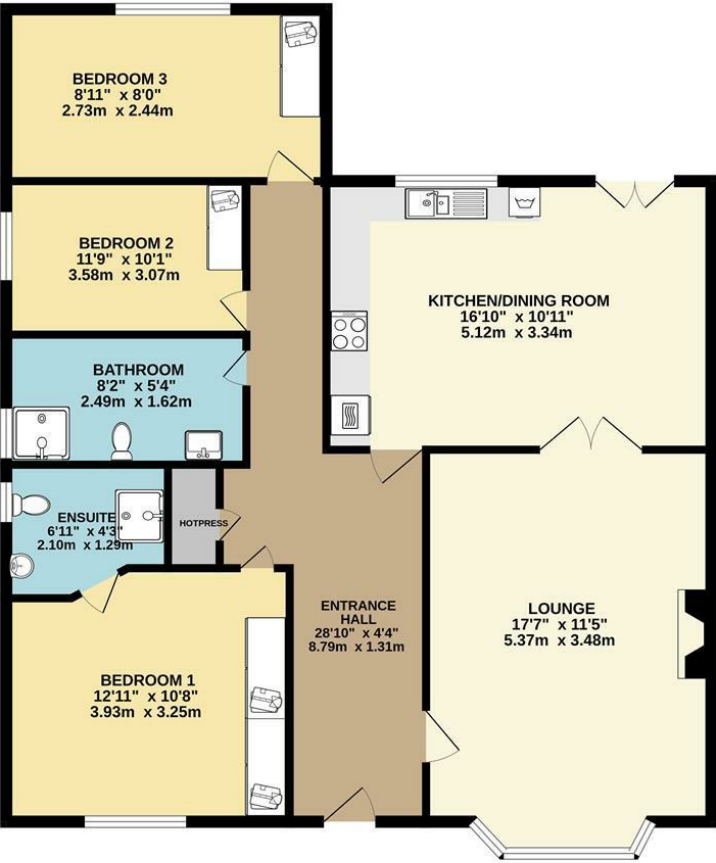
DIRECTIONS

EIRCODE: C15P65E



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1012sq.ft. (94.0 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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