





A most impressive five bedroom detached bungalow extending to c.150 s.q.m with large workshop / shed on a very spacious site of c 0.76 acres in the much sought after Bohermeen area within close proximity of Navan Town.



Durhamstown, Bohermeen, Navan, Co. Meath C15 PR50



1614.00 sq ft



5



2

INTRODUCTION

The property is excellently presented with a newly finished exterior wrap, anthracite grey double glazed windows and composite door.

Positioned behind a feature stone entrance there is a lovely garden to the front with mature trees and boundary hedges.

This fine property sits to the front of a very spacious site and benefits from a large workshop / shed to the rear with wide vehicular access providing excellent accessibility to the rear of the property.

The large shed accommodating two stables offers plenty of potential for many uses.

The rear gardens are extensive and enjoy beautiful views from the well placed patio outside the large sliding doors from the Dining area. The patio is sheltered by a feature stone wall.

Located in Bohermeen, Navan, the property is within close proximity to local schools, Navan Town centre and public transport links.

The M3 motorway is also easily accessible, making the property suitable for those commuting to Dublin and surrounding areas.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, 4 Bedrooms, Reception / Bedroom 5, Shower Room and Bathroom.

ACCOMMODATION

Entrance Hall

4.37 x 1.86

With carpet, composite front door and coving.

Lounge

4.85 x 4.21

With wooden flooring, wooden fireplace with solid fuel stove insert. Open plan to Kitchen / Dining.

Kitchen / Dining

7.15 x 3.7

With marble tiled flooring, modern solid wood built in wall and floor units with wood effect worktop, ceramic sink, oven, hob, glass splashback, Cooke & Lewis extractor fan with glass hood, integrated fridge, integrated freezer and double sliding doors to the rear garden.





Inner Hall

13.87 x 1.05

With carpet and coving

Utility / Hotpress

2.19 x 1.17

With tiled flooring, washing machine and tumble dryer.

Shower Room

2.15 x 1.92

With tiled floor, tiled walls, w.c., w.h.b. with vanity unit, shower and heated towel rail.

Bedroom 1

5.3 x 3.23

With carpet, slide robes and coving.

Bedroom 2

3.83 x 3.23

With carpet, slide robes and coving.

Bedroom 3

3.88 x 3.86

With carpet.

Bedroom 4

3.54 x 2.42

With carpet, slide robes and coving.

Reception / Bedroom 5

4.99 x 3.15

With wooden flooring and built in shelving.

Bathroom

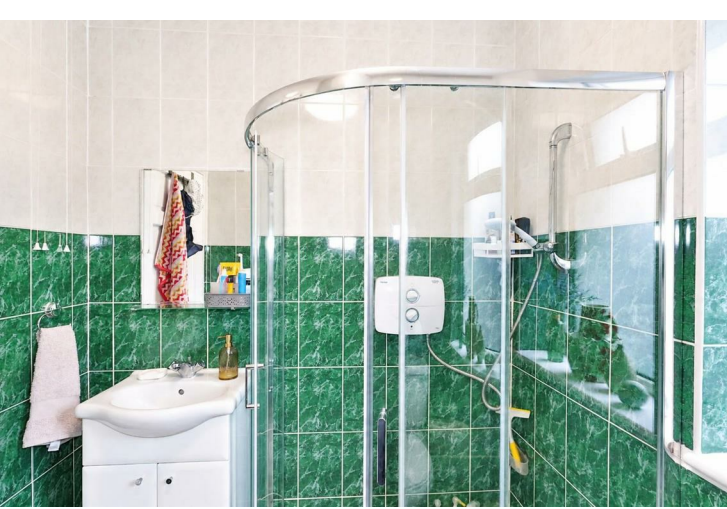
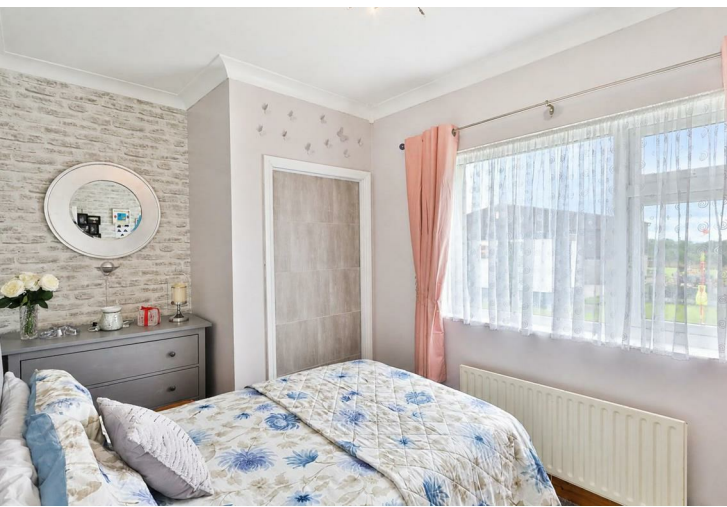
2.52 x 1.9

With tiled floor, panelled bath surround, w.c., w.h.b. and bath.

Shed

11 x 9.75

Accommodating two stables, dual sliding doors, concrete floor and electricity. To the rear is a lean two providing open storage space.





Storage Shed

3.49 x 2.49

With electricity.

Boiler House

With oil fired burner and outdoor w.c.

FIXTURES & FITTINGS

All flooring, carpets, blinds, curtains, light fittings (except kitchen), kitchen and utility appliances are included in the sale.



FEATURES

- 5 bedroom detached bungalow
- Excellently presented throughout
- New double glazed PVC windows and doors
- New external insulation wrap
- Large driveway offering plenty of space for parking
- Mature site with extensive landscaping
- Oil fired central heating
- Solid fuel stove
- Septic tank
- Mains water
- Shed with two stables 11m x 9.75m
- Minutes from Navan Town Centre
- Minutes from the M3 Motorway

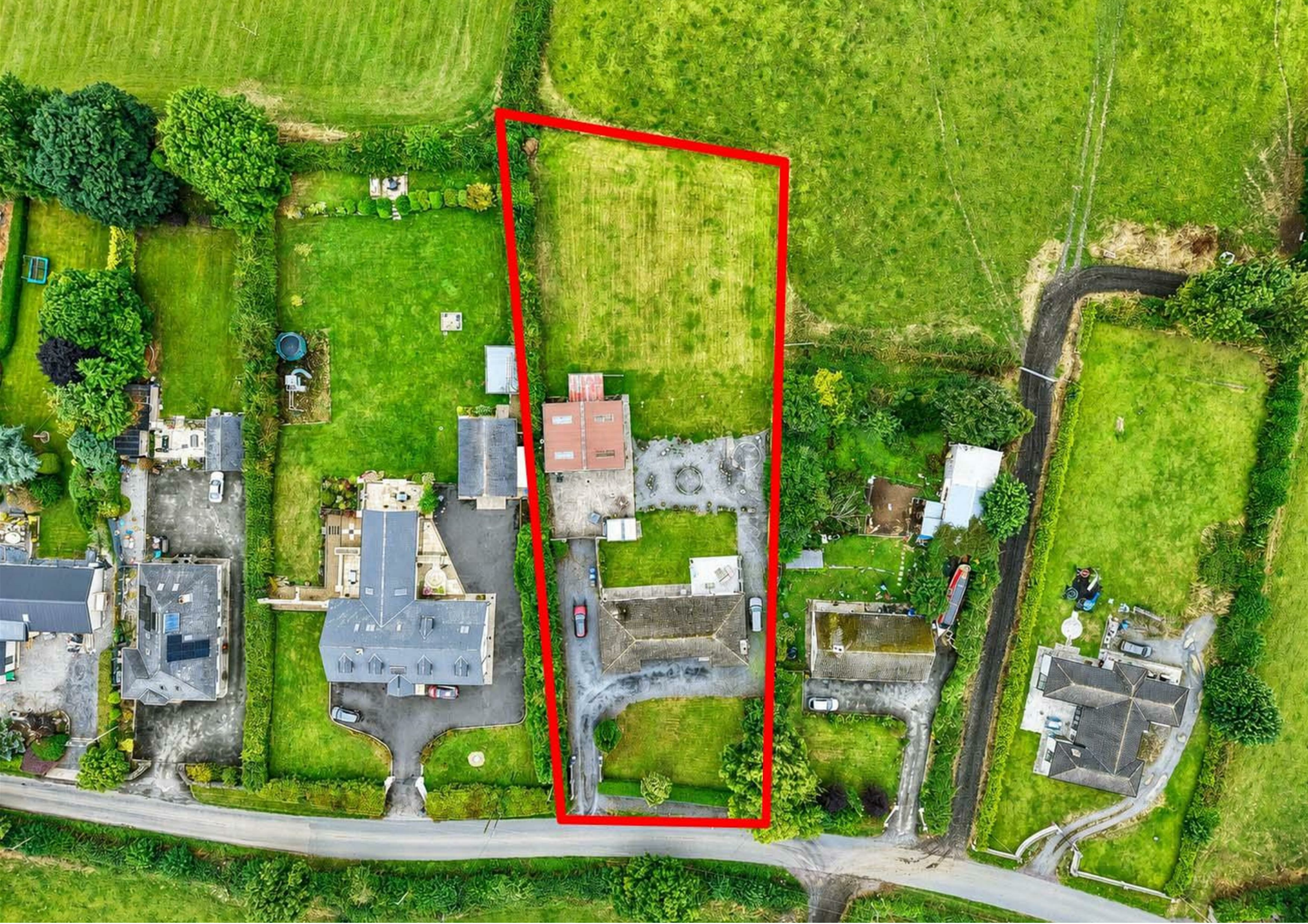
DIRECTIONS

EIRCODE: C15 PR50

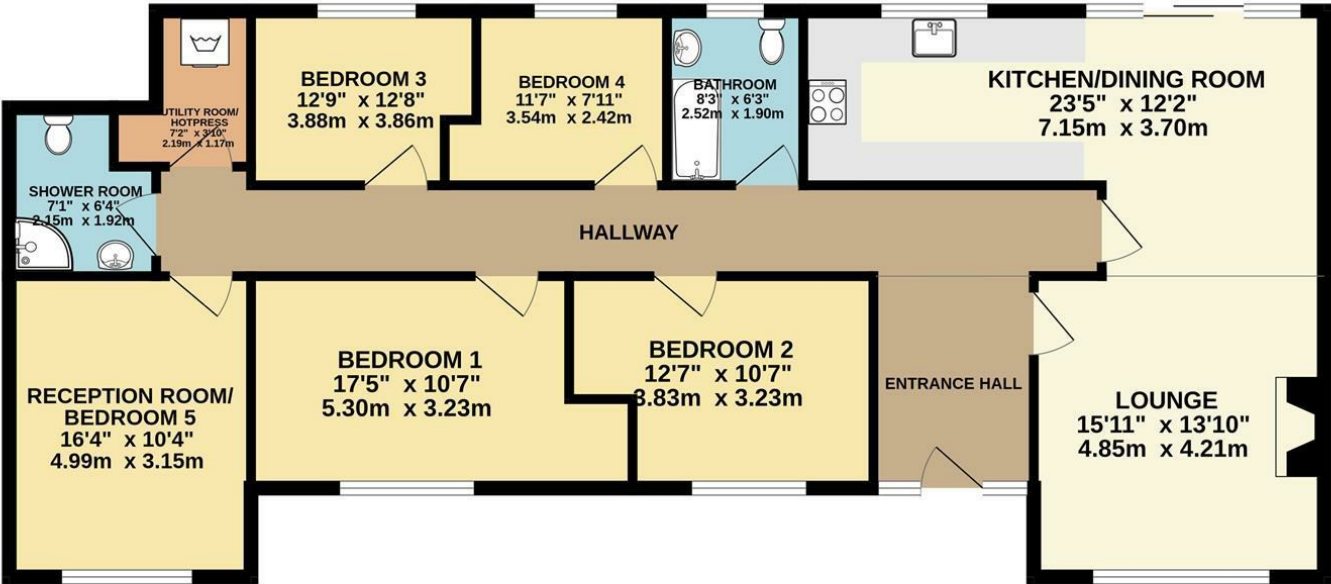








GROUND FLOOR



TOTAL FLOOR AREA : 1615sq.ft. (150.0 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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