

Raymond Potterton

Hayestown Navan Co. Meath C15 V6R9

€499,000









4-bedroom detached house sitting on c.1 acre of meticulously landscaped gardens in the heart of the Boyne Valley.

Hayestown Navan Co. Meath C15 V6R9

1722.00 sq ft | 4 Bedrooms | 3 Bathrooms

INTRODUCTION

Boasting a beautiful, exposed stone exterior complemented by attractive red-brick window surrounds, this impressive, detached bungalow makes a wonderful first impression.

A generous tarmac driveway provides ample off-street parking.

Extending to approximately 160 sq. m., this bright and spacious home offers four generous double bedrooms, all complete with built-in wardrobes.

The living accommodation enjoys lovely views over the mature gardens and surrounding countryside.

Set on c.1 acre of beautiful grounds, the property enjoys a private countryside setting with mature trees and hedgerows throughout the gardens.

Outdoor storage sheds provide additional practicality.

Ideally located just a couple of minutes' walk from the River Boyne, this property offers the perfect balance of countryside living and convenience.

Navan town centre is approximately 10 minutes away, with Dublin Airport reachable in around 40 minutes and Dublin city centre within an hour's commute. A local shop and petrol station are also within walking distance.

Accommodation includes Entrance Hall, Kitchen/Dining, Lounge, Utility, Guest w.c, 4 Bedrooms(jack & jill bathroom) and bathroom.

FEATURES

- 4 double bedrooms with built in wardrobes
- Solid fuel stove
- Oil fired Central heating
- Sitting on a 1-acre Site
- Mature landscaping
- Garden sheds
- Septic tank
- Mains water
- Fantastic views overlooking the countryside
- 10 minutes' drive into Navan town centre
- 35 minutes' drive to Dublin Airport















FIXTURES & FITTINGS

All flooring, carpet, light fixtures & fittings, blinds, curtains, oven/hob, extractor fan and dishwasher are included in the sale.

ACCOMMODATION

Entrance hall
9.4 x 1.4
With wooden flooring.

Kitchen
6.4 x 4.4
With wooden flooring, built-in kitchen units, oven/hob, extractor fan, dishwasher and patio door.

Utility Room
3.6 x 2.2
With wooden flooring, built-in storage, washing machine and tumble dryer.

Guest w.c.
2.3 x 1.1
With wooden flooring w.c and w.h.b.

Lounge
5.3 x 4.8
With wooden flooring, feature marble fireplace and solid fuel stove.

Hallway
7.4 x 1.2
With wooden flooring.

Bedroom 1
4.9 x 3.6
With wooden flooring and built in wardrobes.

Bedroom 2
4.3 x 3.5
With wooden flooring and built-in wardrobes.

Jack and Jill bathroom
3.5 x 2.9
With tiled flooring, large walk-in shower, heated towel rack, w.c and w.h.b.

Bedroom 3
3.9 x 3.4
With wooden flooring and built-in wardrobes.

Bedroom 4
3.1 x 2.9
With wooden flooring and built-in wardrobes.

Bathroom
3.7 x 1.6
With wooden flooring, w.c, w.h.b, bidet and Bath.

DIRECTIONS

EIRCODE: C15 V6R9







FLOOR PLAN

GROUND FLOOR
1722 sq.ft. (160.0 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 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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