

Raymond Potterton

16A Caislean Mainear, Athlumney, Navan, Co. Meath C15 R83K

€339,950

BER A3









Raymond Potterton Auctioneers are delighted to present 16A Caisleán Mainéar, a spacious two-bedroom, two-bathroom A-rated home located within this sought-after residential development on the Kentstown Road, Navan.

16A Caislean Mainear, Athlumney, Navan, Co. Meath C15 R83K

915.00 sq ft | 2 Bedrooms | 2 Bathrooms

INTRODUCTION

Built in 2018, the property features modern interiors with quality fixtures and fittings throughout.

The generous accommodation includes two well-proportioned bedrooms and two bathrooms.

The downstairs bathroom is fitted as a wet room and is designed for wheelchair accessibility.

The property also benefits from an energy-efficient heat pump heating system, providing comfortable and economical modern living.

The excellent layout and accessible facilities make this an ideal home for first-time buyers, those looking to downsize or purchasers seeking modern accommodation close to Navan town centre.

Caisleán Mainéar is ideally located on the Kentstown Road, a short distance from Navan town centre.

Navan offers an excellent range of amenities, including shops, supermarkets, cafés, restaurants and primary and secondary schools.

The town also provides an extensive selection of sporting and recreational facilities, including GAA, rugby and soccer clubs, golf courses, Navan Racecourse and scenic walks along the River Boyne.

The property is convenient to Navan's main road connections and regular bus services to Dublin, making it an attractive location for commuters.

Accommodation includes Lounge, Kitchen / Dining Room, Guest w.c., 2 Bedrooms and Bathroom.

Viewing is highly recommended to appreciate the space, finish and accessibility this attractive home offers.















FIXTURES & FITTINGS

All flooring, blinds, appliances and garden shed are included in the sale.

ACCOMMODATION

Kitchen / Dining Room
17'10" x 13'1"
With wooden flooring, built in wall and floor units, fridge/freezer, oven, hob, extractor fan and washing machine.

Hallway
With wooden flooring.

Guest w.c.
7'5" x 6'3"
With tiled flooring, w.c, w.h.b and shower.

Lounge
13'5" x 12'7"
With wooden flooring.

Landing
With carpet.

Bedroom 1
13'7" x 13'3"
With carpet and built in wardrobes.

Bedroom 2
13'3" x 11'6"
With carpet and built in wardrobes.

Bathroom
8'3" x 6'11"
With tiled flooring, w.c, w.h.b and bath.

FEATURES

- Spacious two-bedroom home
- Two bathrooms
- Built in 2018
- A-rated energy-efficient property
- Heat pump heating system
- Modern interiors throughout
- Quality fixtures and fittings
- Downstairs wet room
- Wheelchair-accessible bathroom facilities
- Generous living accommodation
- Sought-after residential development
- Close to Navan town centre

DIRECTIONS

EIRCODE: C15 R83K

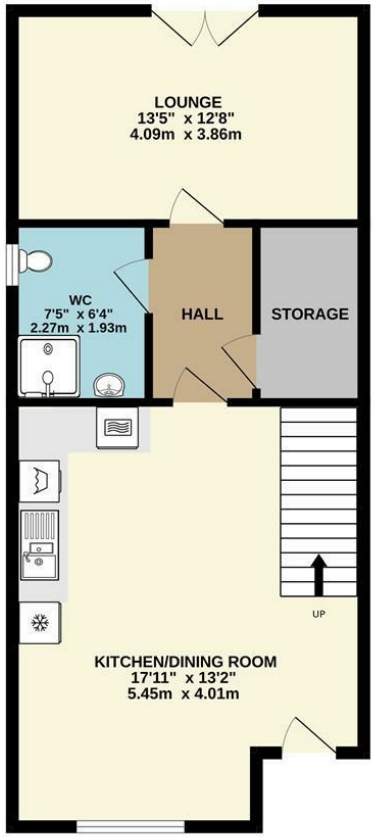




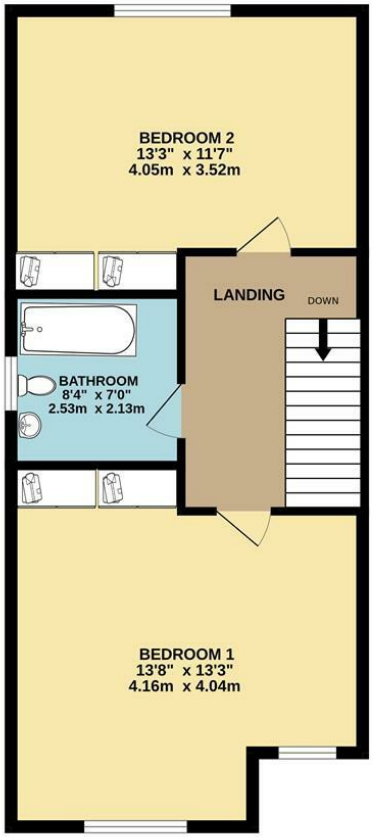


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 915sq.ft. (85.0 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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