

For Sale

By Private Treaty

Guide Price: €385,000

— T&J —
Gavigan



143 Athlumney Castle, Navan, Co. Meath, C15 R5YP

3 Bedroom Family Home Presented In Immaculate Condition
Throughout Extending To C.106 Sqm With A Private Garden To Rear.

Viewing Highly Recommended With T & J Gavigan.

www.tjgavigan.ie

DESCRIPTION

143 Athlumney Castle is a beautifully presented three-bedroom semi-detached residence extending to c.106 sq.m. with parking to the front and a private garden to the rear. Built in C.2000 this residence has uPVC double glazed windows, a tiled roof and a brick render exterior finish.

Serviced by gas heating, mains water and sewage.

Athlumney Castle development is located just off the R153 on the Dublin side of Navan town, with Navan town centre only c. 2.5 km away. Navan town is thriving with a variety of shops, restaurants, cafes, sports facilities, preschools, primary and secondary schools. The M3 motorway links Navan to Dublin making Dublin city centre less than 1 hour away.

ACCOMMODATION

GROUND FLOOR:

Entrance Hall: 1.78m x 6.86m:

A bright and welcoming hallway

Sitting Room: 3.52m x 5.75m:

Elegant reception room with bay window, fireplace with gas fire inset and double doors leading to dining area.

Dining room: 2.75m x 3.90m:

Spacious and open plan to the kitchen with patio doors to the rear garden

Kitchen: 2.64m x 4.25m:

with rear door & open to dining room

All appliances included in the sale property.

Utility Room: 1.56m x 1.57m:

Conveniently located off the kitchen with space for storage, washing machine and dryer included in sale.

W.C.: 0.86m x 1.57m:

FIRST FLOOR:

Landing: 1.29m x 3.85m:

With hotpress and storage closet.

Stira folding stairs to large attic space.

Bedroom 1: 3.15m x 4.35m:

Large double room with bay window, built-in wardrobes, and en-suite.

Ensuite: 2.33m x 1.48m: with electric shower.

Bedroom 2: 2.36m x 2.55m: with built in wardrobes

Bedroom 3: 3.15m x 3.86m: with built in wardrobes

Family Bathroom: 1.84m x 2.56m



FEATURES

- Gas central heating
- Paved driveway parking
- Garden to rear with 2 garden sheds
- Main services
- Blinds and curtains included in sale.
- Just a few minutes from Navan town centre

BER INFORMATION

BER: D1

BER No.: 104810999

DIRECTIONS

Eircode: C15 R5YP

GPS: 53.649395, -6.668759.

VIEWING

Early viewing comes highly recommended with T & J Gavigan. Please contact us to arrange a viewing:

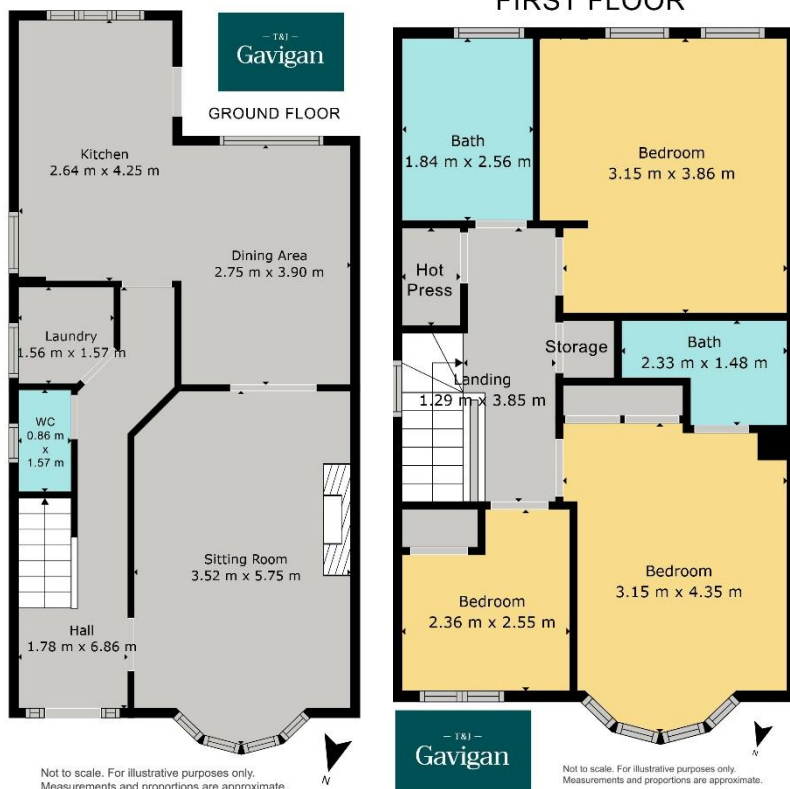
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GUIDE PRICE

€385,000

FLOOR PLANS



W: www.tjgavigan.ie

E: navan@tjgavigan.ie

T: 046 90 23232

CONDITIONS TO BE NOTED: The above particulars are issued on the understanding that all negotiations concerning the property are conducted through T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information purposes only and do not form part of any contract.