



20 Park View, Athboy, Co. Meath C15 VH04


€375,000







Raymond Potterton & Co. present this substantial family residence, set on an impressive 0.54-acre site in the front row of Park View, just a short walk from Athboy Main Street.

20 Park View, Athboy, Co. Meath C15 VH04

 1453.00 sq ft

 5 Bedrooms

 3 Bathrooms

INTRODUCTION

This property offers excellent potential for further development (subject to planning permission) due to its large site, making it a great opportunity for buyers looking to add value.

Inside, the house provides generous living space with plenty of natural light. The ground floor features an entrance hall, a reception room, a kitchen/dining area, a utility room, and a sunroom.

There is also a downstairs bedroom with an ensuite. Upstairs, the accommodation includes a master bedroom with a WC, three additional double bedrooms, and a family bathroom.

Externally, the property includes storage sheds, a large patio area, and a spacious lawn with mature trees.

Ideally located in Athboy, this home benefits from excellent transport links to Dublin via the M3 and a well-served bus network.

With its prime location and development potential, this property is a fantastic opportunity for buyers looking to create a home suited to their needs.

FEATURES

- Mature private site 0.54 acres
- Spacious family home of c. 1453 sq.ft.
- Windows upgraded in recent years
- Great location
- Patio area
- Potential for development of another house stpp





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings and appliances are included in the sale.

ACCOMMODATION

Entrance Porch

With tiled flooring.

Entrance Hall

15'10" x 6'11"

With tiled flooring and solid wood front door.

Lounge

14'0" x 14'0"

With wooden flooring and open fire with wooden feature fireplace and tiled hearth.

Sunroom

11'6" x 10'6"

With tiled flooring and double doors to rear garden.

Bedroom 5

15'10" x 8'2"

With wooden flooring and built in wardrobe.

Ensuite

8'2" x 2'10"

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

Kitchen / Dining Room

21'5" x 13'2"

Kitchen: With tiled flooring, built in wall to floor units, oven, electric hob, extractor fan and stainless steel sink.

Dining Room: With wooden flooring, open fire with feature fireplace and marble hearth and double doors to rear.

Utility Room

9'3" x 5'11"

With laminate flooring and built wall to floor units.

Guest w.c.

With laminate flooring and w.c.

Rear Hallway

8'1" x 5'7"

With wooden flooring and solid wood door to rear.

Landing

9'10" x 9'8"

With carpet and hotpress.

Bedroom 1

11'6" x 9'3"

With wooden flooring and built in wardrobe.

Ensuite

3'8" x 3'2"

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

Bedroom 2

11'1" x 8'9"

With wooden flooring and built in wardrobe.

Bedroom 3

9'8" x 8'2"

With wooden flooring and built in wardrobe.

Bedroom 4

10'2" x 8'9"

With wooden flooring.

Bathroom

7'10" x 6'4"

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

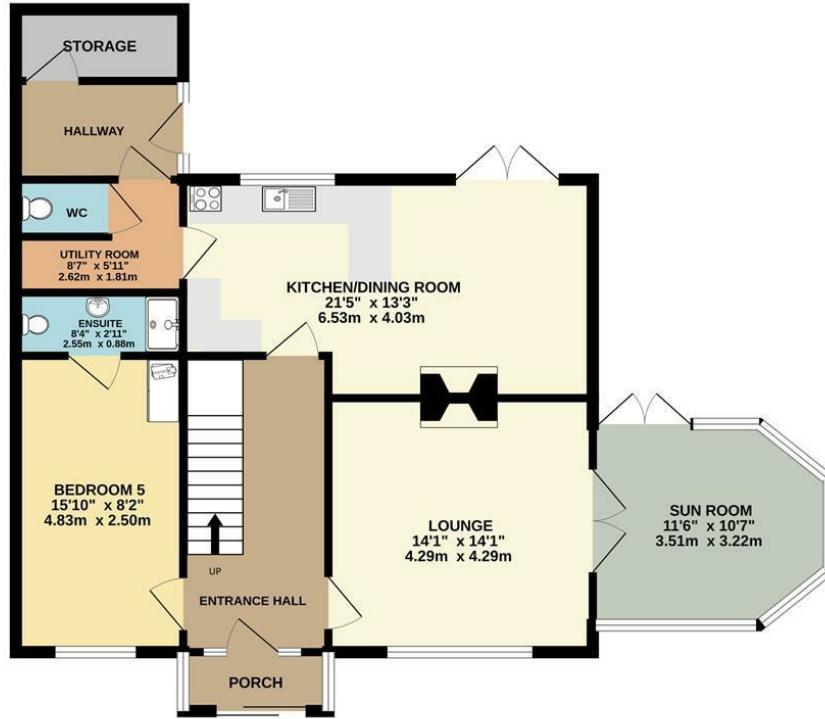
DIRECTIONS

The property is located at Park View Athboy before entering the Main Street from the Navan Side of town and can be identified by our for-sale sign. Eircode: C15 VH04

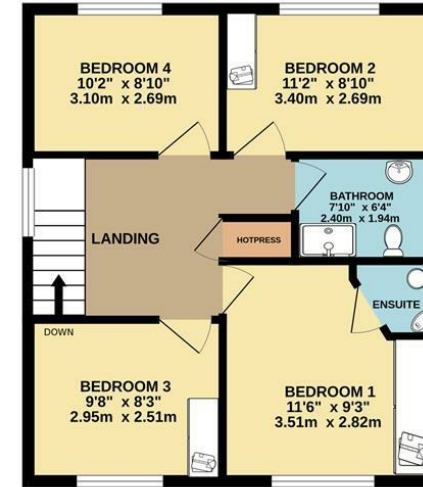


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1453sq.ft. (135.0 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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