



**Bellinter, Navan, Co. Meath C15 V07N**

**€470,000**








A very fine 4 bedroom detached bungalow extending to 125 sq.m. on c.0.82 acres.

There is a mature boundary hedge established around the property and the residence is excellently positioned on the site with lush front and rear lawns which benefit from mature trees and shrubbery.

# Bellinter, Navan, Co. Meath C15 V07N

 1345.00 sq ft

 4 Bedrooms

 1 Bathrooms

## INTRODUCTION

Built in c. 1970, this residence has a plaster finish exterior, wooden single glazed windows, many of which are large windows flooding the residence with natural light, and a tiled roof. The property internally is well presented, though some upgrading would be beneficial. However, the property is very comfortable and could be occupied immediately.

There is a large garden to the side of the property offering huge potential for extension to this residence or potential for a site subject to the necessary planning permission.

Accommodation comprises Entrance Porch, Lounge, Kitchen / Dining, Back Hall, 4 Bedrooms, Shower Room and Back Porch.

The location is exceptional, only 3 kms from Junction 7 on the M3 motorway, leaving the property within 20 minutes from Blanchardstown, 7km from Navan and 13km from Trim.

Located in a beautiful and lush part of the County with the renowned Bellinter House Hotel, The Hill of Tara, Royal Tara Golf Club all in close proximity. A beautiful rural location with all local amenities close at hand.

## FEATURES

- Exceptional location 3 kms M3 Motorway
- Spacious and well proportioned bungalow
- Neatly presented
- Large site with potential
- Oil heating
- Mature boundary hedge
- Landscaped lawns
- Mature trees and shrubbery
- Boiler house
- Tarmac driveway
- Mains water
- Mains sewerage
- Fibre broadband available





### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, light fittings, oven, hob and extractor fan are included in the sale.



## ACCOMMODATION

### Entrance Hall

11'11" x 10'2"

With wooden flooring and hardwood door with glass inserts.

### Lounge

16'11" x 13'9"

Lovely large room with large window overlooking the front lawn. Finished with carpet, marble fireplace with electric insert and coving.

### Kitchen / Dining

24'3" x 11'9"

Kitchen with vinyl floor covering, built in wall and floor units, oven, stainless steel sink and open plan to Dining. Dining with carpet. Kitchen / Dining with two large windows overlooking the rear garden.

### Hallway

With carpet.

### Bedroom 1

12'6" x 11'9"

With carpet and built in wardrobes.

### Bedroom 2

12'5" x 10'10"

With carpet.

### Bedroom 3

11'1" x 8'1"

With carpet.

### Bedroom 4

11'1" x 8'1"

With carpet.

### Back Hall

With carpet, door to the rear porch and hotpress.

### Shower Room

8'11" x 6'10"

With tiled flooring, tiled walls, w.c., w.h.b., walk in shower with electric shower and heated towel rail.

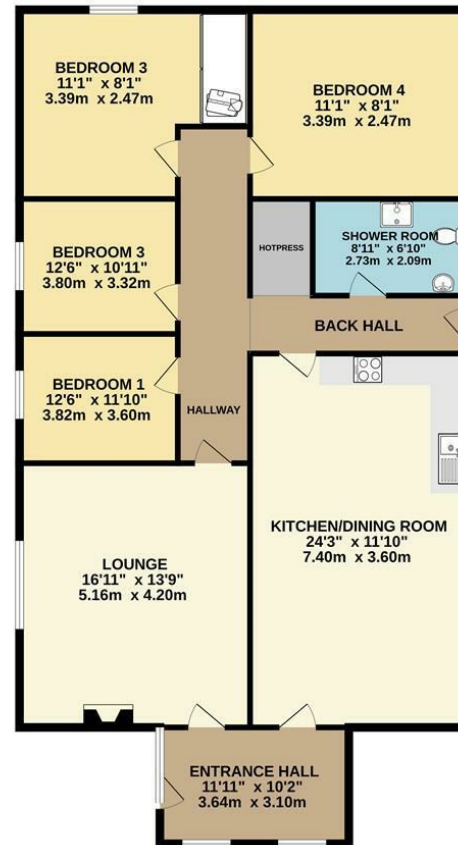
## DIRECTIONS

EIRCODE: C15 V07N



# FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1345sq.ft. (125.0 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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**0469027666**

Watergate Street Navan Co. Meath C15 PT8X

raymondpotterton.com

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