

FOR SALE



No. 12 Oakleigh,
Navan, Co. Meath, C15 X215



 **LOMAN
DEMPSEY**
PROPERTY CONSULTANTS

— T&J —
Gavigan

WELCOME TO No. 12 Oakleigh

No. 12 Oakleigh is a stunning extended family home tucked away in a mature residential setting, just off the Dublin Road, Navan. This impressive detached family home extends to c. 230sqm and presents a rare opportunity to acquire a spacious and versatile home finished to an exceptional high standard.

This home is defined by its generous proportions, bright interiors and it offers a superb balance of reception and bedroom accommodation across two floors.

Set on a substantial site comprising of a generous front driveway, landscaped garden and side access providing excellent parking and privacy, while the overall site size enhances the sense of seclusion rarely found in such a central location.

This is a home that can adapt to your family's changing needs, offering endless possibilities in a well established and sought after residential area.

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SPECIAL FEATURES

- Versatile accommodation layout, providing multiple reception rooms, perfect for both entertaining and family life.
- Flexibility to have 4 or 5 bedrooms.
- Bright, open-plan kitchen/dining/sunroom with direct garden access.
- Two additional living spaces offering flexibility for a playroom, office, or extra living room space.
- AGA cooker.
- Built-in wardrobes in bedrooms providing excellent storage.
- Mature, landscaped gardens with sunny orientation.
- Potential for creating a self-contained unit/granny flat with independent access.
- BER – B3 – qualifying this home for a “green mortgage”.
- Excellent choice of primary and secondary schools nearby



GROUND FLOOR TOUR

To the right lies the Living Room, a superb family living space featuring a bay window which floods the room with natural light. Complete with open fire place.

To the rear, the Kitchen the heart of the home, offering excellent space for both cooking and casual dining and family living. It seamlessly connects to the open plan Dining Room, ideal for entertaining, and further extends into the Sun Room providing a tranquil space to relax while overlooking the garden.

Off the kitchen a second Family Room offering further living flexibility and is perfectly suited as a cosy lounge or children's play area. Featured stove completes this room.

The ground floor also boasts a large Office/Play Room, ideal for those working from home or seeking an additional multi-purpose space.

Practicality is well catered for with a Utility Room along with a spacious downstairs Bathroom.

The extended accommodation on the left, can easily be adapted into a self-contained living quarter if desired.



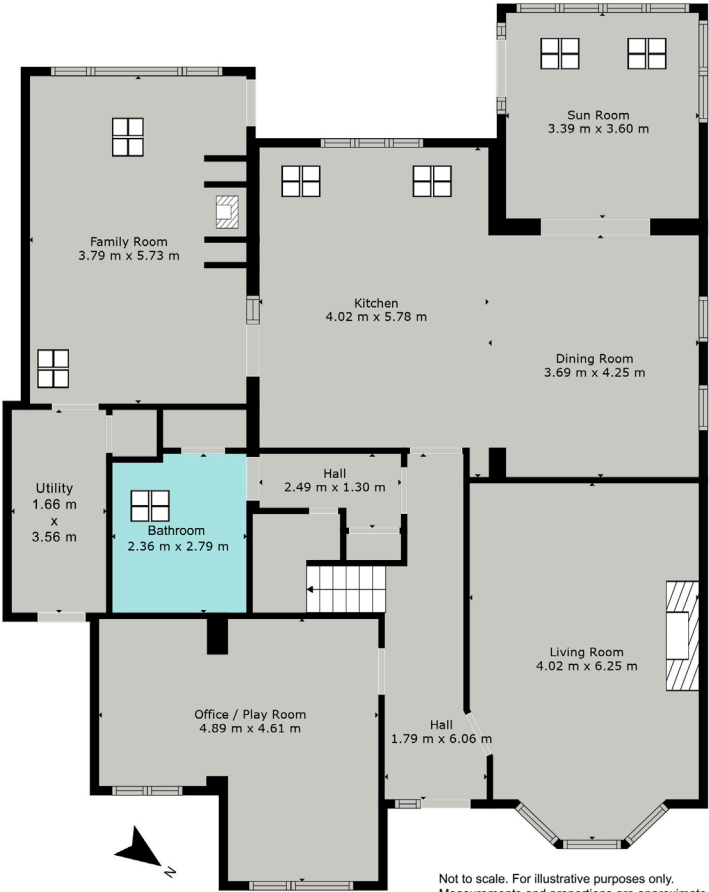
TAKING A LOOK UPSTAIRS

The first floor offers four generously sized bedrooms, each designed to provide comfort and versatility for family living. The principal bedroom is a superb space, complete with featured built in wardrobes complemented by large windows allowing in plenty of natural light and master ensuite bathroom. Three further bedrooms all with fitted wardrobes provide excellent accommodation.

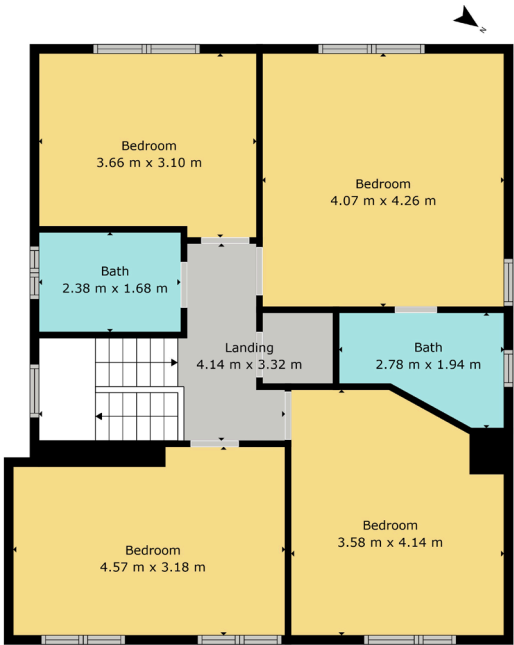
The spacious landing creates a bright and open circulation area, with access to main family bathroom. This level combines practicality with comfort, perfectly suited to meet the needs of modern family living.



FLOOR LAYOUTS



GROUND FLOOR



FIRST FLOOR



EXTERNAL BUILDING

Added Potential:

For families seeking flexibility, the office and second living room could be reconfigured into a self-contained granny flat or guest suite, complete with its own private entrance.



LOCATION & SETTING

Oakleigh is a mature, family-friendly development. It is situated approximately 2km from Navan town centre, on the southern side of town (Dublin side), just off the R147 (former N3), just minutes from Junction 8 of the M3. providing easy access to Dublin City via the R147 and M3.

Ideally located just minutes from Navan town centre. Residents enjoy:

- Ardboyne Hotel, Navan Rugby Club, and Tennis Club within walking distance
- Convenient access to the M3 motorway makes Dublin commutable in under 40 minutes.
- Regular bus services within 5 minutes walk link Navan to Dublin and surrounding towns.
- Nearby parks, riverside walks, and heritage attractions enhance local lifestyle.

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BER RATING



BER No.: 118695220

Performance Rating: 25.96 kgCO₂ /m²/yr

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