




Raymond
Potterton

5 The Place Glenveigh, Navan, Co. Meath C15 VND6

€359,000


BER B3





An outstanding large 4 bedroom semi-detached residence located in an excellent location in the ever popular Glenveigh Development.



5 The Place Glenveigh, Navan, Co. Meath C15 VND6

 1450.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

Glenveigh is situated on the ever popular "Boyne Road" close to the heart of the beautiful town of Navan. This property is brought to the market in show house condition throughout and no stone has been left unturned in the décor of the property.

This large family home also boasts an attractive façade with a walled in cobble brick driveway with bifold gates and large landscaped garden to rear.

The location of the property is second to none and is within walking distance to schools, shops, restaurants, heritage sites, river walks and a whole host of other local amenities.

The property benefits from attractive interior decor and boasts of bright and spacious living accommodation throughout the entire property.

Convenient location, coupled with superb accommodation combine to create this impressive family home.

This excellent property is sure to attract a lot of early interest and viewing is highly recommended to appreciate the sheer quality behind the door of number 5.

Accommodation includes Entrance Hall, Lounge, Open Plan Kitchen/ Dining, Guest w.c., 4 Bedrooms, Master Ensuite and Family Bathroom.

FEATURES

- Bright & spacious living accommodation
- Decorated to an exceptional standard
- Natural stone tiling in hallway and bathrooms
- Gas Central heating with climote
- Landscaped rear garden
- Large multipurpose garden room in use as home gym
- Garden shed
- Cobblelock driveway
- Bi fold gates
- Home cinema screen
- PVC double glazed windows throughout
- Excellent location on Boyne Road
- Not overlooked to front
- Close to Town
- Peaceful setting





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

4.7m x 1.8m

Feature front door with decorative glass inserts, natural sandstone tile flooring, under stair storage.

Lounge

4.7m x 4.5m

Wood flooring, Feature fireplace, centrepiece, bay window, T.V. point, home cinema screen. Double doors to dining room.

Kitchen

3.3m x 4.3m

Fully fitted high gloss kitchen, sandstone stone flooring, built in oven and hob, dishwasher.

Utility Room

6'6" x 5'2"

2m x 1.6m

With tiled floor, wall and floor fitted units.

Plumbed for washing machine and dryer. Door to side.

Dining area

4.1m x 3.1m

wood flooring, sliding doors to rear, double doors to living room.

Guest W.C.

2.1m x 1.4m

Natural stone flooring w.c. and w.h.b.

Landing

2.5m x 3.8m

Carpet to foot, access to attic, feature window

Bedroom 1

3.8m x 4m

Carpet to foot, built in wardrobes, T.V point.

Ensuite

With w.c., w.h.b. and shower.

Bedroom 2

3.3m x 3.8m

Wood flooring built wardrobe.

Bedroom 3

3.5m x 2.3m

Carpet flooring and built in wardrobe.

Bedroom 4

3m x 2.3m

Wooden flooring and built in wardrobe.

Bathroom

2.8m x 1.7m

Feature stone tiled walls and flooring, w.c., bath & shower.

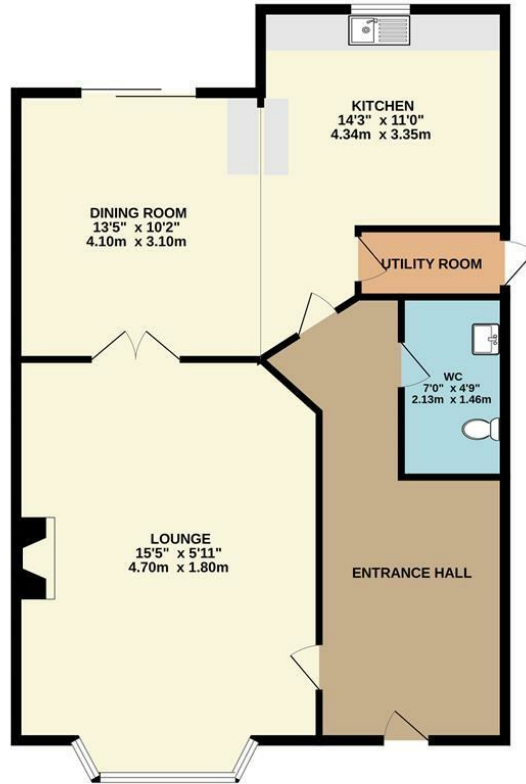
DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at junction 8 for Navan. Turn left heading for Navan Town. At the third set of traffic lights turn right. At the V in the road turn left out the Boyne Road. Pass St Mary's Cemetery and Glenveigh is on the right hand side. Take the 3rd right in Glenveigh. The property is located on the right hand side identified by our for Sale sign.

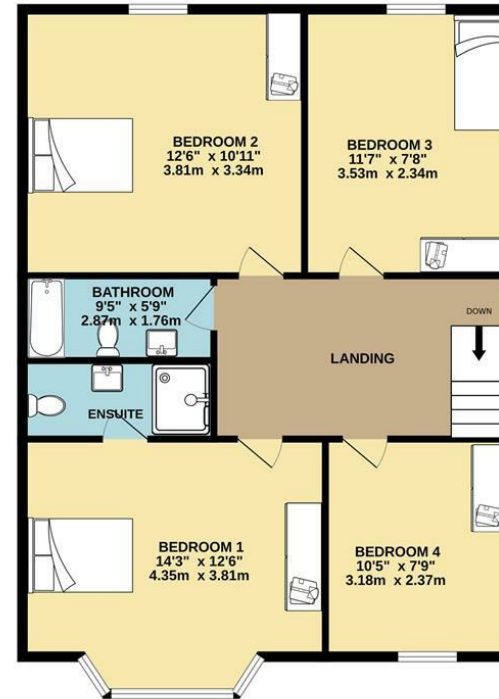


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1450sq.ft. (134.7 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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