




Raymond
Potterton

12 Rowan Glen Athlumney Wood Navan Co. Meath C15 DP3V

€310,000


BER C2





12 Rowan Glen is a superb 3 bedroom semi-detached house extending to c. 98 sq.mts.

The property is located in a popular residential area Athlumney Wood on the Dublin side of Navan Town and within very easy access to the M3 motorway.

12 Rowan Glen Athlumney Wood Navan Co. Meath C15 DP3V

 1055.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

The house is located in a nice cul de sac location beside an open green area.

Visually the property is stunning with its grey stone, red brick façade, newly fitted composite front door and cobblelock driveway providing ample room for parking.

The rear garden has a south aspect and is fully landscaped with a lovely patio area and no maintenance astro lawn.

Internally the property is well presented with an open plan kitchen / dining area and all the rooms are well proportioned.

The property is excellently located in the mature estate of Athlumney Wood which is 2km from Navan Town, minute's drive from the M3 motorway and 30 minutes from Dublin airport. It is within walking distance of Bailis Village Shopping Centre, St Stephens National School and Colaiste na Mi Secondary School.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest W.C., 3 Bedrooms (Master ensuite) and Bathroom.

FEATURES

- Excellent location Dublin side of Navan Town
- Very well presented throughout
- No maintenance lawn
- Outdoor tap and sockets
- New gas boiler
- Hive heating system
- Composite front door
- Solid oak internal doors
- Electric showers
- South facing fully landscaped back garden





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

6'3" x 17'3"

1.92 x 5.26

With wooden flooring and composite door.

Lounge

16'11" x 10'7"

5.17 x 3.23

With carpet and feature wooden fireplace with granite insert (open fire).

Dining Room

11'2" x 9'0"

3.42 x 2.76

With wooden flooring and patio door to the rear.

Kitchen

8'2" x 15'0"

2.49 x 4.59

With wooden flooring, modern built in wall and floor units, oven / hob and extractor fan and utility press plumbed for washing machine.

Guest w.c.

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

Bedroom 1

10'5" x 10'4"

3.19 x 3.16

With carpet and built in wardrobes.

Ensuite

8'1" x 2'11"

2.47 x 0.90

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

Bedroom 2

15'2" x 9'0"

4.64 x 2.76

With carpet and built in wardrobes.

Bedroom 3

9'1" x 7'6"

2.79 x 2.31

With carpet and built in wardrobes.

Bathroom

6'7" x 6'0"

2.03 x 1.85

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

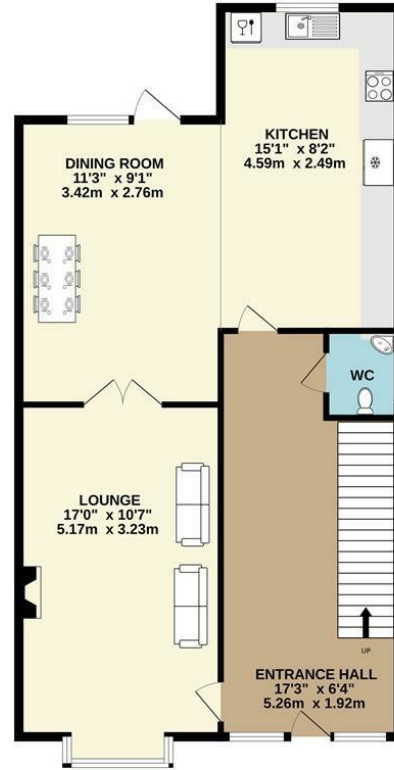
DIRECTIONS

EIRCODE: C15 DP3V

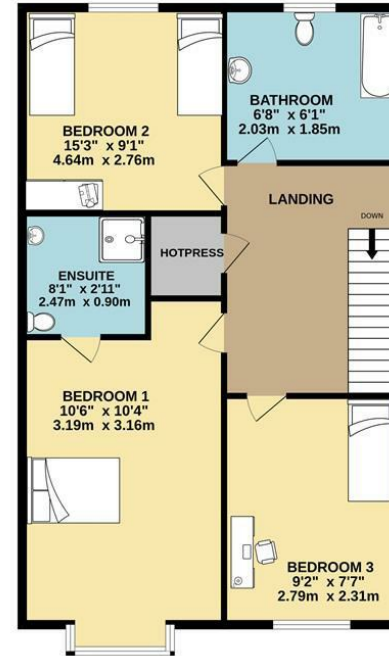


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1055sq.ft. (98.0 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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