





▶ Farganstown, Navan, an excellent 5 bedroom detached residence with attached double garage extending to c. 271 sq.m sitting on a fine site of c. 0.4 acres on the Boyne Road in Navan. Positioned on the very well sought after Boyne Road in Navan in a lovely and well regarded cul de sac location.



Lissane, Farganstown, Navan, Co. Meath C15 A3H1



2917.00 sq ft



5



3

INTRODUCTION

Constructed in c. 1980 to the highest of standards and architecturally designed by Paul Leech there is no doubt this property was ahead of the time with its large panes, feature bays and double height sunroom to the rear.

Each room in this house is spacious and well proportioned, many with large windows with extra panes allowing in lots of light. The property has been very well maintained over the years and is truly a welcoming home. The double attached garage is ideal for storage or could be easily converted.

Internally this property is elegantly presented and boosts many quality features. Externally this property has a dash façade with timber windows, timber cladding and slate roof.

The site itself spanning to just under half an acre is a lovely, elevated site with rolling lawns to the front and private garden to the rear. There is a patio area leading from the sunroom and the back garden has a southerly aspect, is most private with the mature boundary hedges which are extremely well maintained.

Accommodation comprises of Entrance Hall, Lounge, Kitchen / Dining / Living, Sunroom, Study, Shower Room, Back Hall, Utility, 5 Bedrooms (Main Ensuite), Bathroom and Double Garage.

Excellent location walking distance to Navan with all its local amenities including both primary & secondary schools, sporting amenities, hotels, shops, restaurants, bar and the beautiful river Boyne walk is also close by.

ACCOMMODATION

Entrance Hall

15'1" x 11'4"

With glass porch with hardwood front door tiled flooring and entrance hall with carpet and mahogany staircase.

Kitchen / Dining

15'0" x 14'11"

With tiled flooring, built in wall and floor units, splashback tiling, oven, hob, extractor fan and open plan to Living Room.

Living

15'1" x 11'8"

With carpet, rebrick fireplace with open fire (back boiler), door with glass panel to sunroom.

Sunroom

11'8" x 8'1"

With double height glass ceiling and access to the rear garden.





Lounge

17'11" x 14'4"

Elegant room with 3 bay feature windows to the front, carpet, coving and stone fireplace with open fire.

Study

11'4" x 10'0"

With carpet and built in storage shelving.

Shower Room

11'1" x 7'8"

Fully tiled, w.c. and w.h.b., walk in shower with Triton pump shower and heated towel rail.

Utility

15'5" x 7'6"

With tiled flooring, built in wall and floor units, washing machine, tumble dryer, fridge and access to the rear garden and garage.

Landing

With carpet and hotpress.

Bedroom 1

15'4" x 13'10"

With carpet, built in wardrobe and door with glass panel & door to balcony over sunroom.

Ensuite

9'4" x 4'0"

Fully tiled, w.c., w.h.b. and shower.

Bedroom 2

17'11" x 14'3"

With carpet and feature bay windows.

Bedroom 3

15'3" x 10'10"

With vinyl floor covering and built in wardrobe.

Bedroom 4

14'0" x 8'8"

With carpet and built in wardrobes.





Bedroom 5

12'1" x 11'3"

With carpet.

Bathroom

18'6" x 7'10"

With tiled flooring, partially tiled walls, w.c., dual w.h.b. with vanity units, bath and shower.

Double Garage

18'0" x 17'2"

With concrete flooring, ramp access to the house and double roller doors. Storage shed 4.85 x 2.81.



FEATURES

- Prestigious Boyne Road location
- Sought after cul de sac location
- Architecturally designed spacious residence
- Very well presented throughout
- South facing back garden
- Exceptional landscaped gardens and mature hedge boundaries
- Outdoor patio

OUTSIDE

- Dual heating
- Oil fired & solid fuel (back boiler) central heating
- Very well insulated property
- Mains water
- Mains sewerage



FIXTURES & FITTINGS

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

DIRECTIONS

EIRCODE: C15 A3H1



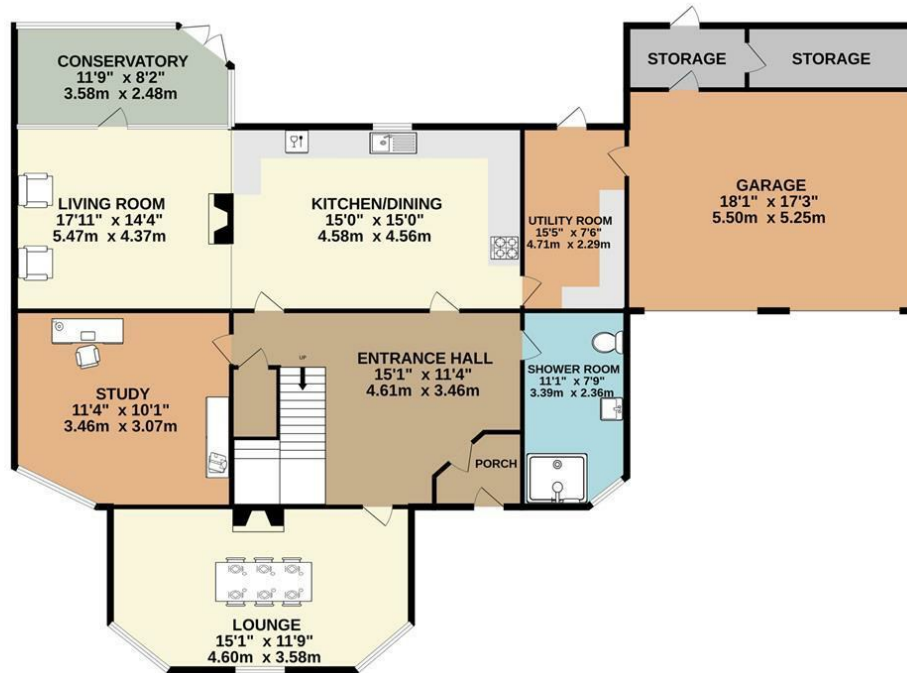




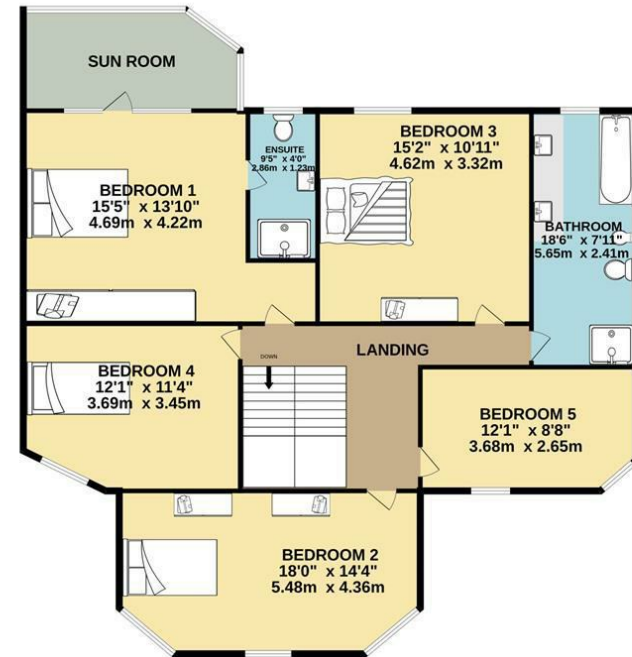


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2917sq.ft. (271.0 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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