




Raymond
Potterton

6 Dunville Park, Navan, Co. Meath C15ECN9

€385,000


BER A3





Raymond Potterton & Co. proudly present this stunning show house condition large 5-bedroom family home extending to C.162sqm



6 Dunville Park, Navan, Co. Meath C15ECN9

 1744.00 sq ft

 3 Bedrooms

 4 Bathrooms

INTRODUCTION

This A-rated house completed 2018 is finished to an unbelievably high standard throughout and is nicely located within the popular development of Dunville . The property has the benefit of two parking spaces to the front with a EV point installed and a large fully landscaped back garden with patio and garden shed.

This is an extremely spacious home having the benefit of a full second floor installed in recent years. This stunning property combined with many upgrades will make this a make an ideal home for first time buyers, trader uppers and investors alike.

The property is excellently located in a great residential area within walking distance to Johnstown shopping centre and Primary & Secondary Schools within a stone's throw to the property.

Transport links to Dublin are second to none with a bus stop close by with a 24-hour service to the city centre. and the M3 Motorway with 25 min drive times to the M50

Accommodation includes Entrance Hall, Lounge, , Kitchen / Dining Room, utility, Guest W.C., Store Room, 3 Bedrooms (Master Bedroom Ensuite), 2 x Multi Purpose Rooms and Two Bathrooms.

FEATURES

- A Rated Home
- New Kitchen
- Spacious Rooms
- 3 Bedrooms
- 2 Multi Purpose Rooms
- Gas fired central heating.
- Fully landscaped rear garden
- Covered side entrance for extra storage
- Cobble driveway
- EV Charging point
- Turnkey Home
- 3 Minutes walking distance to schools
- 25 Minutes to M50





FIXTURES & FITTINGS

All flooring, light fittings, tv unit, curtains, blinds & built in kitchen appliances and garden shed are included in the sale



ACCOMMODATION

Entrance Porch

6'2" x 6'3"
With tiled flooring.

Entrance Hall

6'3" x 19'0"
With laminate flooring.

Lounge

12'9" x 19'5"
With laminate flooring, blinds and curtains.

Kitchen / Dining

12'9" x 19'4"
With laminate flooring, built in wall and floor units, oven, hob, extractor fan, fridge/freezer and wooden wall panel feature.

Utility Room

4'11" x 5'3"
With tiled flooring, built in wall and floor units, w.h.b, tumble drier and washing machine.

W.c.

4'11" x 5'1"
With tiled flooring, w.c and w.h.b.

Bedroom 1

11'6" x 16'3"
With carpet, built in wardrobes, blinds and curtains.

Ensuite

3'11" x 7'7"
With tiled flooring, w.c, w.h.b and shower.

Bedroom 2

11'6" x 16'2"
With carpet, built in wardrobes, blinds and curtains.

Bedroom 3

7'10" x 12'8"
With carpet, built in wardrobes, blinds and curtains.

Bathroom 1

6'10" x 11'0"
With tiled flooring, w.c, w.h.b, heated towel rack and bath.

Multi Purpose Room

10'7" x 15'4"
With laminate flooring, blinds and storage.

Multi Purpose Room

10'9" x 11'10"
With laminate flooring, blinds and storage.

Bathroom 2

4'10" x 7'2"
With tiled flooring, w.c, w.h.b, heated towel rack and shower.

DIRECTIONS

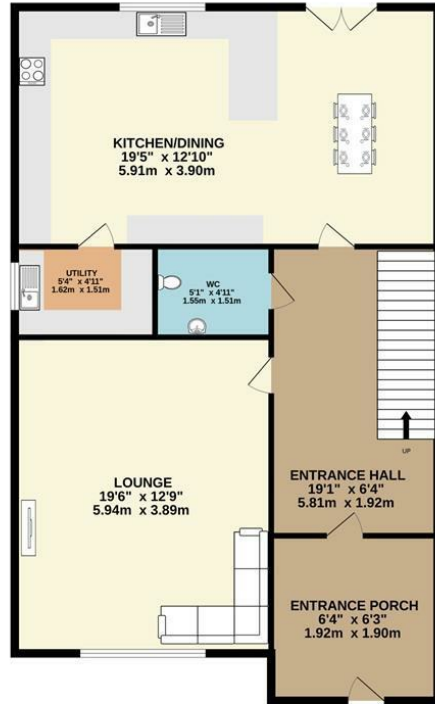
From Dublin take the M3 Motorway to Navan and exit at Junction 8 (Navan South). Continue to the roundabout and take the 2nd exit off. Travel to traffic lights and turn left (Metges Road). Continue straight and after Supervalu on your left hand side turn right at the Roundabout continue straight and this will bring you to the Dunville Development

Eircode: C15 ECN9

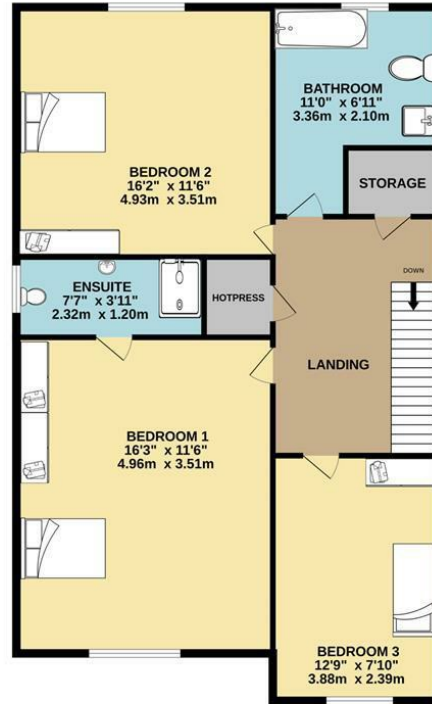


FLOOR PLAN

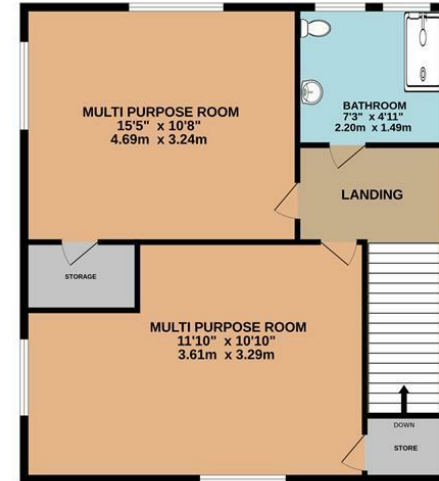
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1744sq.ft. (162.0 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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