





An exceptional 5 bedroom detached family residence, which extends to approximately 1539 sq ft and sits proudly on a lovely corner site overlooking a well maintained green open space in Bailis Manor, a much sought after area off the Old Road Athlumney.



# 25 Bailis Manor, Navan, Co. Meath C15 H0V8



1539.00 sq ft



5



3

## INTRODUCTION

A very attractive two storey residence enclosed to the front with low wall and mature laurel hedging, cobblelock surfaced driveway with attractive landscaped front lawn with low maintenance shrubs. There is gated side access on both sides to the rear garden, one of the side entrances is particularly wide.

The back garden has a south westerly aspect, it offers a lovely patio area, enclosed decked area ideal for the BBQ evenings and mature trees to the rear offering the ultimate privacy. It is extensive due to the position of the property on a corner site. The garden is bound by a block wall and features a pond with low plantation, vegetable patch and green house.

Entering the house the interior is stunning. This property offers a homely kitchen with quality kitchen with peninsula and beautiful built in dining space. There is also a Dining room / Reception room off the kitchen.

The Lounge is elegant with a large window to the front marble fireplace with a wood burning insert cassette stove.

The property is excellently laid out with well proportioned living accommodation. All four bedrooms on the first floor are spacious and the bedroom on the ground floor offers a multi-use function.

Accommodation includes Entrance Hall, Lounge, Dining, Kitchen, Utility, Guest w.c., Bedroom 5 / Office, 4 Bedrooms (Main ensuite) and Bathroom.

Athlumney is a popular residential location in Navan. Johnstown Village and Navan Town are within walking distance, leaving all amenities of both the areas so accessible. This property is within walking distance of St Stephens Primary School, Colaiste na Mi and Loreto Convent secondary school. The property enjoys easy access to the M3 and N2 road networks.

## ACCOMMODATION

### Entrance Hall

15'3" x 6'4"

With PVC front door with leaded glass inserts, wooden flooring, coving, recessed lights and dado rail.





### Lounge

18'1" x 15'3"

With carpet, feature fireplace with wood burning stove insert, coving and T.V. point.

### Bedroom 5 / Reception

14'0" x 8'2"

With wooden flooring and coving.

### Kitchen / Dining

18'10" x 12'1"

With tiled floor, built in wall and floor units with peninsula island, splash-back wall tiling, integrated Siemens dishwasher, integrated fridge freezer, eye level oven, hob, extractor fan, stainless steel sink unit, corner dining area and patio doors to the rear garden.

### Dining / Reception

12'11" x 10'4"

With wooden flooring, coving, centrepiece and patio doors to the rear garden.

### Utility

8'9" x 7'10"

With tiled flooring, built in slide robes incorporating washing machine, built in floor unit with sink and PVC door to the rear.

### Guest w.c.

With tiled flooring, w.c., w.h.b.

### Landing

With carpet and hotpress

### Bedroom 1

13'2" x 11'6"

With carpet and built in wardrobes.

### Ensuite

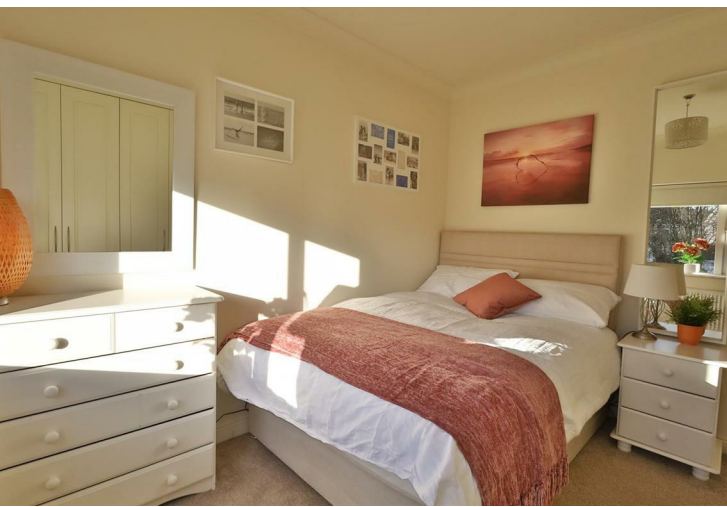
6'9" x 6'8"

With tiled flooring, partly tiled walls, w.c., w.h.b. with vanity unit, bidet and shower.

### Bedroom 2

11'6" x 9'8"

With carpet and built in wardrobes.





### Bedroom 3

10'5" x 8'10"

With carpet and built in wardrobes.

### Bedroom 4

8'8" x 8'6"

With carpet and built in wardrobes.

### Bathroom

6'8" x 6'1"

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

### FEATURES

- Exceptional spacious detached house
- Very well presented throughout
- Quality flooring & upgraded bathrooms
- Ample storage
- Mature site with well placed trees offering privacy
- Excellently manicured gardens to the rear
- Patio and decked area
- Pond feature, vegetable beds and greenhouse
- PVC double glazed windows
- PVC fascia and soffit
- Beautifully manicured lawn to the front with cobblelock driveway

### FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, integrated dishwasher, integrated fridge freezer, eye level oven, washing machine, garden shed and all furniture are included in the sale.

### DIRECTIONS

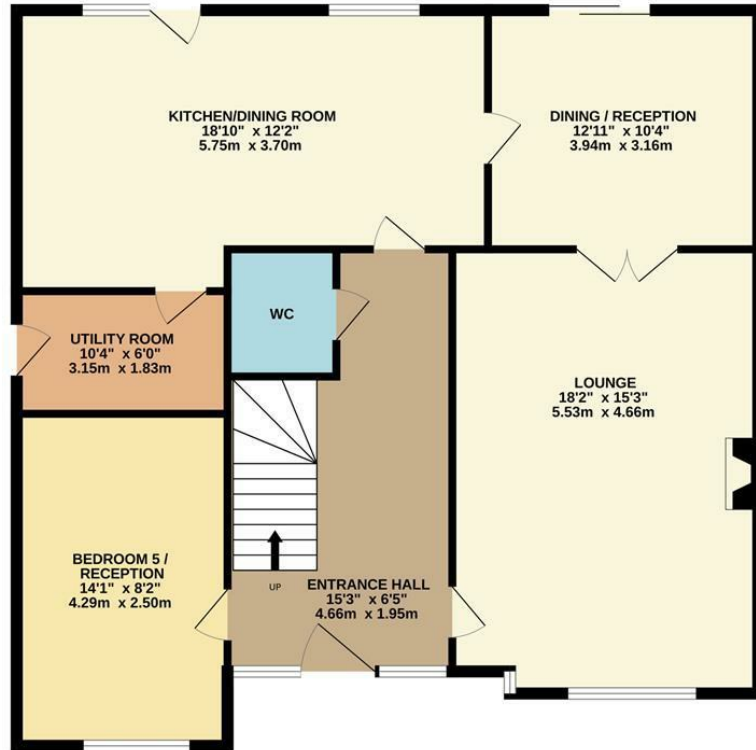
From Dublin take the M3 and exit at Junction 8 Navan South. At the roundabout take the 1st exit (signed Navan). At the 3rd set of traffic lights turn right. Continue out this road (keeping right at the V in the Road). Turn left at Gaffneys Filling Station. Take the 2nd left into Bailis Manor. In Bailis Manor take the 2nd left and the property is on the left hand side identified by our For Sale Sign.



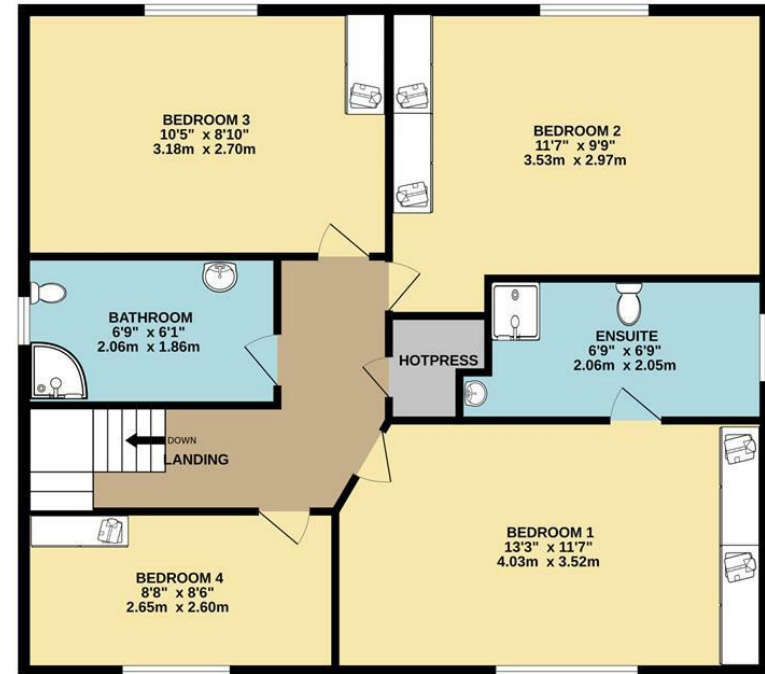


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1539sq.ft. (143.0 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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