

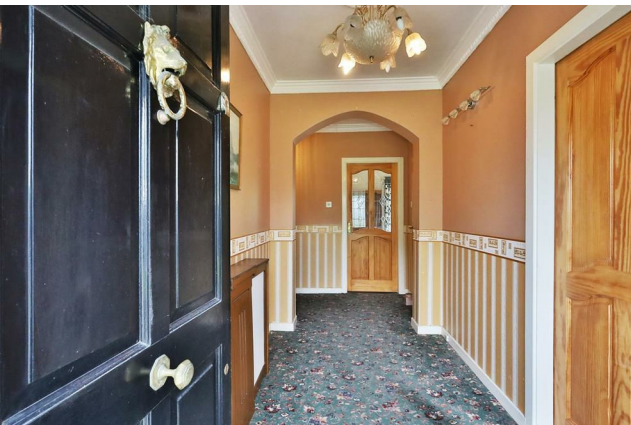



Raymond
Potterton

Ladyrath, Wilkinstown, Navan, Co. Meath C15 T205

€425,000


BER E2





A 3 bedroom detached bungalow (originally 4 bedroom) residence extending to c. 107 sq.m. sitting on a gorgeous site of c. 0.3 acre.



Ladyrath, Wilkinstown, Navan, Co. Meath C15 T205

 1152.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

This bungalow is well proportioned and lay out and could be easily upgraded and extended.

This property was originally a 4 bedroom home and with little work the 4th bedroom could be reinstated.

It sits on a lovely site with gorgeous gardens to the front, enjoys a wide side access and offer a spacious landscaped and well maintained rear garden.

Ideally positioned in the peaceful countryside setting of Ladyrath, Wilkinstown, this property enjoys the perfect balance of rural tranquillity and convenience.

The heritage village of Slane is just 10km away, offering cafés, restaurants, and everyday amenities, while Navan is only 15km away.

Wilkinstown has so much to offer with the newly upgraded Community Centre, excellent school, the beautiful Greenway stretching to Navan and Kingscourt, the every day convenience of Doughtys Mace which sits beside Park Beo.

Drogheda and the M1 motorway can be reached in approximately 25 minutes, providing easy access to Dublin and the east coast.

The nearby N2/M2 road network ensures excellent commuter connectivity, with Dublin Airport less than an hour's drive away.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Back Hall / Utility, 3 Bedrooms (Originally 4 Bedrooms) and Shower Room.





FIXTURES & FITTINGS

The property is sold as seen.



ACCOMMODATION

Entrance Hall

4.6 x 1.8

With hardwood front door with glass insert and carpet.

Kitchen/Dinning

5.09 x 4.08

With carpet, built in wall and floor units, stainless steel sink unit and sliding door to the rear garden.

Back Hall/ Utility

3.33 x 1.20

With vinyl floor and hardwood door to the rear.

Bedroom 1

3.91 x 1.20

Originally Lounge with carpet, marble fireplace and built in wardrobes.

Inner Hall

7.34 x 1.35

With carpet.

Lounge

7.36 x 3.59

With carpet. Originally 2 bedrooms, original door still in place.

Bedroom 2

3.38 x 3.20

With carpet and built in wardrobes.

Bedroom 3

3.31 x 3.21

With carpet.

Shower Room

2.22 x 2.01

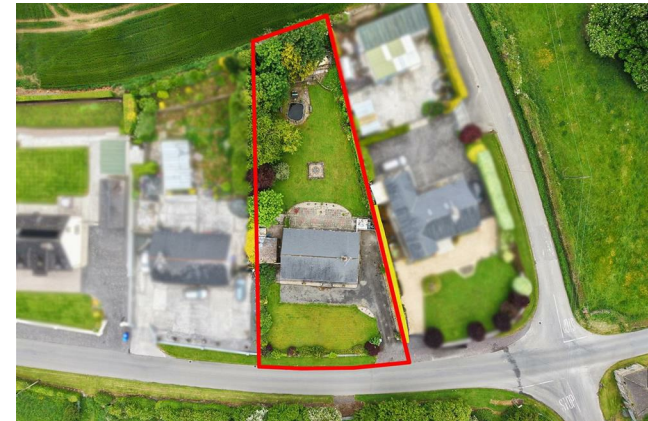
Fully tiled with w.c., w.h.b. and shower.

FEATURES

- Beautiful countryside location
- Excellent location close to Wilkinstown
- Spacious Bungalow
- Gorgeous site of c. 0.3 acres
- Potential for extension
- Last occupied March 2022
- Applicable for vacant property and SEAI grants
- Double glazed windows
- PVC fascia and soffit
- Oil fired central heating
- Mains Water
- Private sewerage

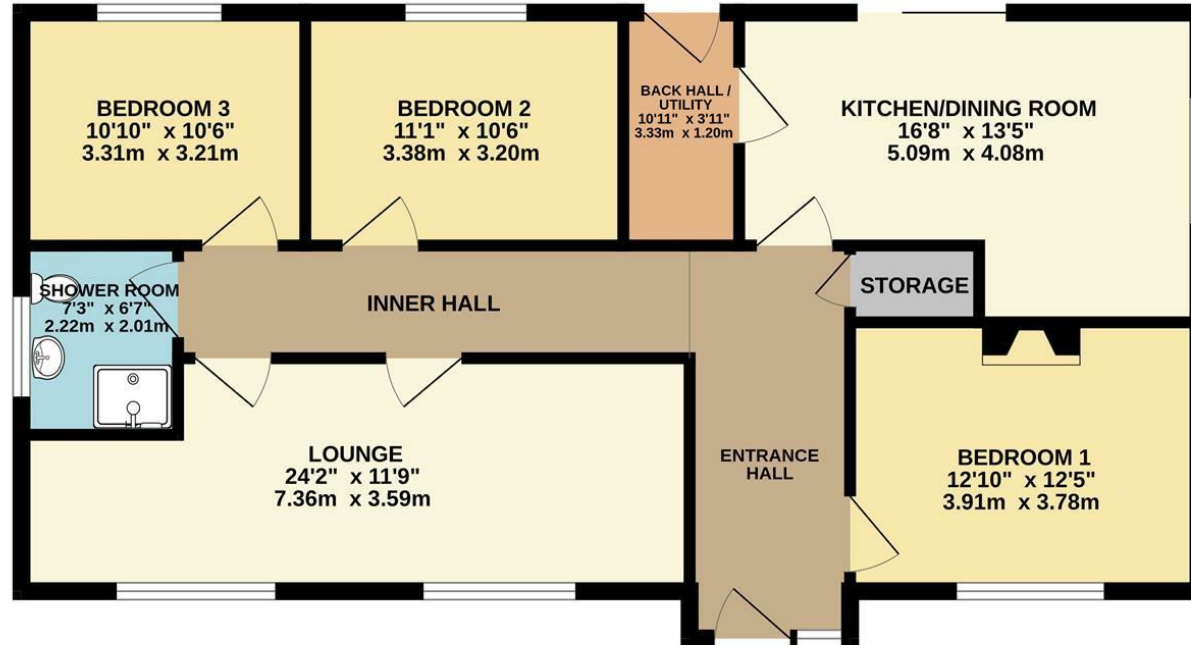
DIRECTIONS

C15 T205



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 1152sq.ft. (107.0 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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