

LOCATION

The property is located just 2km from Kilmessan, a designated Heritage Village only 11km from Meath's County Town of Navan, 13km from the thriving heritage town of Trim, 12km from Dunshaughlin and for the commuter just 41km from Dublin. This pretty village was once a railway junction and the Station Master's house has been converted into 'The Station House Hotel'; hosting a well-known and award winning restaurant. The area is well served with National schools, Church, a variety of businesses - shops, post office, hair salon, takeaways together with recreational facilities; pubs, GAA clubs and indoor bowls.

Although set amidst rolling countryside in the heart of the Boyne Valley convenience is not compromised as the house is situated a mere 4km from the R147 (former N3) and from there less than 800 metres to the M3 motorway. Easy accessibility to so many towns ensures that the very few amenities not readily available in Kilmessan itself are still close at hand, including but not exclusive a wide choice of pre-, primary & secondary school, healthcare services including Our Lady's hospital, Navan, a host of retailers both local and national, ecclesiastical services, pubs, restaurants, cinemas, libraries and Arts Centres. For those who enjoy more sporting pursuits there is no shortage of choice including hunting in the immediate vicinity with three packs, shooting, fishing, football and hurling not to mention the entire area being steeped in the tradition of horses with Fairyhouse and Navan Racecourses nearby. Golfers may be impressed by the close proximity to Royal Tara Golf Club, which is among Ireland's most enjoyable golfing retreats with 27 holes in mature parkland and to the course at Killeen Castle designed by Jack Nicklaus.

Dublin City which is within 35-40 minutes when using the motorway. For those who use public transport CIE run a service with stops closeby and there is also the park and ride facility at Dunboyne Rail Station 20 minutes away. Works are proposed to bring the rail line to Navan with a stop planned for Kilmessan Village.

With so many amenities at hand one could be forgiven for questioning if this is country living at all, but make no mistake, a home here is a home in the heart of the historic and beautiful Royal County. The Hill of Tara, only 4km from the residence, was once the ancient seat of power in Ireland. In Irish religion and mythology it was the sacred dwelling place of the Gods, and the entrance to the otherworld. St. Patrick is said to have come to Tara to confront the religion of the pagans at its most powerful site. Today it is an ideal place for walking and enjoying the outstanding views of the surrounding countryside, there is an excellent restaurant next to the heritage site where you can grab your lunch. Other nearby attractions include Dunsany Castle, Killeen Castle, Trim Castle and Bective Abbey where in 1994/95 scenes from the Mel Gibson film 'Braveheart', were filmed.

DIRECTIONS: 53.578052, -6.641157

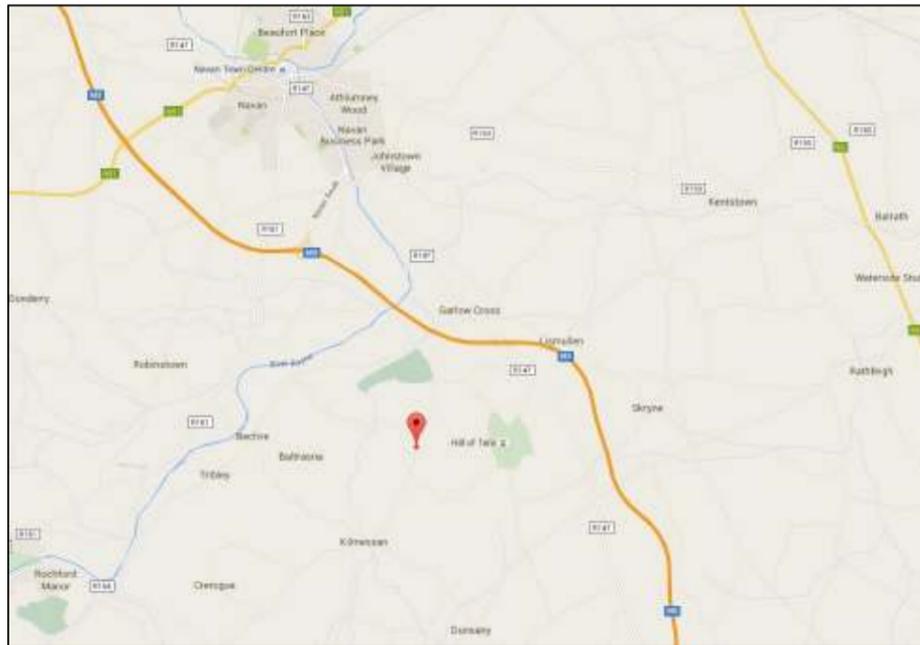
From Dublin: Travel the M3, exiting at Junction 7. At the 1st roundabout take the 2nd exit and continue straight through the 2nd roundabout (both exits signposted for Navan). At Garlow Cross (Tara na Rí pub) turn left, after approximately 1 mile turn at 1st left (passing Royal Tara Golf Course). Continue down this road for approximately 1.6km and the property is on the left. If you reach the 'Welcome to Kilmessan' sign you have gone too far.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS:

Smith Harrington, 8-9 Bridge Street, Navan, Co. Meath. PSRA Licence 001613.

For further information contact us: ☎046-9021113 & ✉ info@smithharrington.ie

These particulars are issued on the understanding that they will not form part of any contract and that all negotiations will be carried out through Smith Harrington Chartered Surveyors. All descriptions, dimensions etc. are given in good faith and are believed to be correct, but any intending purchasers are encouraged to inspect the property for themselves.



For Sale by Private Treaty

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Member Firm



Riverstown, Kilmessan, Co Meath.



**Beautifully Presented Five Bedroom Bungalow
On Elevated Site Extending to Approx. 0.44 Acre**

**Located in the Beautiful, Sought After Tara Area
Convenient to the M3 Motorway, R147 & R161
Navan 11km Trim 13km Dublin 41km (Approx.)**

A.M.V.: €445,000

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ACCOMMODATION - GIA measures 262m² (2,821ft²) excl. workshop

uPVC front door with full length leaded glazed side panels opens to **Entrance Porch** 1.15m x 2.43m with tiled floor and glazed panel door in turn leading to double height **Entrance Hall** 5.94m x 2.44m & 2.58m x 1.67m with two built in shelved and railed storage closets each with double doors, phone point, radiator cover and solid maple flooring which continues through **Corridor** 1.07m x 7.2m with downlights.



Familyroom 4.36m x 3.52m Overlooking rear garden and decking from French doors this room presents with brick fireplace with pine mantle and raised marble tiled hearth fitted with wood burning stove connected to central heating, solid oak flooring, TV point and downlights. Glazed panel door from entrance hall.



Sittingroom 4.91m x 4.78m and bay window 2.47m x 0.61m Feature open fireplace with cast iron surround, cast iron and tiled inset and Liscannor stone hearth, built in TV/display unit, wired for surround sound, TV point and dimmer-switch. Glazed panel doors from entrance hall and to dining room.

Diningroom 3.77m x 3.18m and bay window 2.07m x 0.59m Antique fireplace with solid fuel stove, cast iron surround, cast iron and tiled inset with tiled hearth, solid maple flooring, archway through to kitchen and double doors to conservatory.



Kitchen 4.64m x 3.77m & 1.79m x 2.45m Large, bright space fitted with solid oak wall and floor units with built in wine racks, glass fronted display cabinets, corner shelving, window pelmet with downlights, island unit with breakfast bar, shelving, granite worktop and overhead pot-rack with downlights. Tiled floor, tiled splashback, TV and phone points complete the space. Samsung American fridge freezer, 5 ring gas hob, Bosch eye level double electric oven, extractor fan and Hotpoint dishwasher included in sale. Hosts fully shelved **Walk-in Hotpress** 1.18m x 2.32m.

Conservatory 2.96m x 2.94m Attractive red brick wall below glazing, wall lights, tiled floor and French doors to decking.

Utility 3.66m x 1.76m & 1.61m x 0.56m Fitted with wall and floor units, shelving, sink, tiled floor, tiled splashback and part glazed external door. Chest freezer, Beko washing machine and Beko tumble dryer included in sale. Hosting **Guest WC** 0.98m x 0.83m Fitted with window, wc, whb, tiled floor and tiled splashback. Accessories included in sale.

Master Bedroom 3.41m x 3.58m Over front garden from three windows with extensive sliderobes with shelving, hanging rails, shoe racks etc, TV and phone points complete the space. **En-suite** 1.27m x 1.93m Fully tiled and fitted with wc, whb with vanity unit, pumped shower, painted panelled ceiling and downlights. Accessories included in sale.



Bedroom 2 3.22m x 3.50m At the rear of the property with laminate floor and built in wardrobes with shelving and drawers.



Bedroom 3 3.27m x 3.41m Two windows, over front garden.

Bedroom 4 3.70m x 2.97m Overlooking rear garden with laminate flooring, built in wardrobes and TV point.

Bathroom 3.14m x 3.20m max. Fully tiled with painted panelled ceiling. Fitted with wc, whb with vanity unit, over-sink mirror with built in medicine cabinet, shelving and downlights, storage press with shelving, Jacuzzi bath and walk in shower cubicle with power shower.



Landing 3.73m x 4.60m Balcony effect over entrance hall with velux window, spacious enough for many uses; home office/study area, library area etc.

Recreational/Multi-Use Room 5.64m x 3.73m & 2.83m x 0.98m Wired for surround sound, velux window, dimmer switch and access to attic storage.

Bedroom 5/Multi-use Room 3.73m x 3.71m With velux window, downlights and access to attic storage. **Walk-in Wardrobe/Store** 2.11m x 3.72m

Detached Office/Workshop laid out in two sections with triple aspect and door between them ; **Room 1** 2.15m x 3.35m and **Room 2** 7.25m x 4.82m Cat 5 cabling throughout, each with their own external access one being PVC double glazed French doors, the other sliding patio door, bespoke work station with shelving and attic entrance.

SPECIAL FEATURES:

- ☞ Built 1993 by local building firm Cusack Homes Ltd.
- ☞ Carpets, curtains, blinds, light fittings, Samsung American fridge freezer, 5 ring gas hob, Bosch eye level double electric oven, extractor fan, Hotpoint dishwasher Chest freezer, Beko washing machine, Beko tumble dryer, bathroom accessories and 4 piece suite from recreational room included in sale
- ☞ Dual fired central heating; oil and solid fuel.
- ☞ T&G flooring throughout upstairs under floor coverings.
- ☞ PVC double glazed windows, fascia, soffits and gutters
- ☞ BER D1, No. 107688988, Performance indicator 235.26 kWh/m²/yr
- ☞ Water from private well (200ft) with filtration system.
- ☞ Drainage by septic tank.
- ☞ Useful outbuilding.
- ☞ Views over areas of beauty and historical significance; Hill of Tara, Loughcrew and Spire of Lloyd.

GARDEN

Set back from the road the residence is approached through gated entrance and over tarmac driveway. The elevated site extends to approximately 0.44 of an acre, and is mainly laid in well maintained, kerbed lawn with property boundaries comprised of mature hedging, trees and part walling. A spacious cobble locked area to the front of the house provides ample parking space for two to three vehicles. Two raised and railed decked areas, one to the front of the property off the conservatory 5.81m x 5.64m and the second at the rear, off the familyroom 4.24m x 3.97m provide the perfect areas for outdoor relaxation.



Beautiful surrounding countryside with stunning views of the Hill of Tara, Loughcrew and beyond, create the feel that the gardens are larger than the already ample 0.44 acres.