

For Sale
By Private Treaty

Guide Price
€265,000

REA

T&J GAVIGAN



Clongill, Gibbstown, Navan

Co. Meath C15 Y282

3 BEDROOM DETACHED BUNGALOW EXTENDING TO APPROX.
118 sq. m. SET ON APPROX. 0.5 ACRE SITE



www.reatjgavigan.ie

PSRA : 001249



| Description

This three bedroom detached bungalow benefits from large windows accentuating light throughout the entire property. Spacious internal accommodation, perfect for a growing family looking for their forever home in a lovely picturesque countryside area, yet only a short driving distance from Navan town centre and Kells town. The Clongill bungalow has been well-maintained internally and externally and features a large front driveway together with a spacious detached garage to the side of the house. Early viewings are highly recommended.

The property is situated in the Gaeltacht area of Gibbstown between Navan and Kells close to Gibbstown Community Hall, Football Pitch and Oristown Church. There are two primary schools and a creche close by. The N3 and M3 are easily accessible from the area.

| Features

- Extending to approx. 118 sq. m.
- Large windows throughout the entire property
- Detached garage extending to approx. 32 sq. m.
- Lovely countryside location, yet a short driving distance from Navan & Kells towns
- M3 motorway easily accessible
- Property has been well-maintained internally
- Recently upgraded externally
- Water: Mains
- Sewage: Septic Tank
- Heating: Oil Fired Heating



Accommodation

Entrance Hallway

Laminated flooring throughout. Home to Hot Press.

Living Room: 4.29m x 3.72m

Located to the left off the entrance hallway with two windows overlooking the front driveway and the side of the house. Open fire fireplace. T.V. point. Laminate wooden flooring.

Kitchen: 3.75m x 2.87m

Located to the rear of the property with a window overlooking the garden. White kitchen units with access to the separate dining room and utility room. Tiled flooring.

Dining Room: 4.29m x 3.95m

Two windows overlooking the rear garden and the side of the property. Stanley oil cooker. Access to a storage press and door leading to the kitchen. Laminate wooden flooring.

Utility Room: 1.49m x 2.87m

Located off the kitchen. Plumbed for washing machine. Door leading to the rear garden & access to the shower room.

Shower Room: 1.20m x 2.87m

White W.c., W.h.b. and double shower cubicle with Triton Electric Shower.

Bedroom 1: 2.73m x 5.40m

Large double bedroom overlooking the front of the property with plenty of built-in wardrobes and carpeted flooring throughout.

Bedroom 2: 3.72m x 2.65m

Second double bedroom located to the rear of the property with built-in wardrobes and T&G flooring.

Bedroom 3: 2.81m x 3.86m

Bedroom overlooking the front driveway. Built-in wardrobes and laminate wooden flooring.

Main Bathroom: 3.01m x 1.48m

White W.c., W.h.b. and bath with a hand-held shower over bath. Tiled flooring and window to the rear of the property.



Outside

To the front, there is a large driveway leading to the front of the property and the detached garage. The rear garden is laid to lawn with fenced boundary surrounding the entire 0.5 acre site. The detached garage extending to approx. 32 sq. m. to the side of the property contains concrete block-built walls and concrete flooring. There is a separate door leading to the side walkway between the garage and the house.



| BER

BER: E2

BER No.: 111694451

Energy rating: 371.82

| Viewing

- All viewings will be by private appointment
- Maximum 2 people per viewing
- Appointments restricted to 15 minutes – please be punctual

| Directions

From Navan take the R147 (Kells Road) for c. 7.5 km, turn right at the Silver Tankard Pub, travel straight to the T Junction, turn left and immediately right and then immediately left onto Bush Road. Travel to the next cross roads (Gibbstown Cross Roads) with Graveyard on the left hand side, go straight ahead and the property is located on the left hand side, see agent board.

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€265,000

| Selling agent

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CONDITIONS TO BE NOTED: *The above particulars are issued on the understanding that all negotiations concerning the property are conducted through REA T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense incurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information purposes only and do not form part of any contract.*

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