

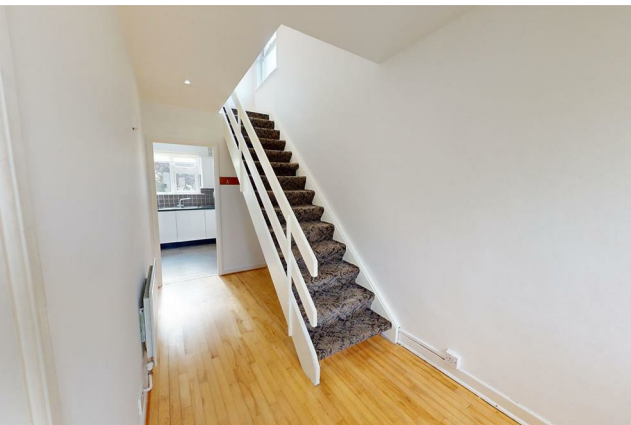



**Raymond
Potterton**

14 Silverlawns Navan Co. Meath C15 E2K8

€249,000


BER D2





Raymond Potterton Auctioneers are delighted to present this outstanding property to the market on the Ratholdron road in Navan.



14 Silverlawns Navan Co. Meath C15 E2K8

 1237.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

This spacious home comes to the market in turnkey condition and is ready for immediate occupation.

The property really benefits from its locality being so close to Navan town centre in a sought after development on the front row of Silverlawns

It is within walking distance of all local amenities in Navan Town Centre such as Schools, Church and sporting facilities such as Aura Leisure Complex, Blackwater park and Navan Town Shopping Centre is also close by.

St Pauls School is literally across the road from the property.

Accommodation includes Entrance Hall, Lounge, Kitchen/Dining Room, Guest wc, 3 Bedrooms and Family Bathroom. Garage.

14 Silverlawns is a bright and spacious house which is sure to attract early interest.

FEATURES

- Ready for occupation
- Gas central heating
- Previous rent €1480
- Upgraded front door
- Large rear garden
- Double glazed windows
- Ideal for first time buyers or investment





FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings and appliances are included in the sale.



ACCOMMODATION

Entrance Hall

5'7" x 22'5"

With Upvc front door and wooden flooring.

Lounge

12'5" x 18'0"

With wooden flooring.

Kitchen / Dining Room

7'3" x 30'6"

With wooden flooring, floor and wall kitchen units, tiled backsplash, fridge freezer, oven and electric hob.

Guest w.c.

With w.c.

Garage with Utility Area

Plumbed for washing machine, stainless steel sink, Upvc door to rear.

Landing

With wooden flooring.

Bedroom 1

10'0" x 12'5"

With wooden flooring.

Bedroom 2

11'9" x 10'4"

With wooden flooring.

Bedroom 3

8'11" x 8'10"

With wooden flooring.

Bathroom

5'6" x 6'3"

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

DIRECTIONS

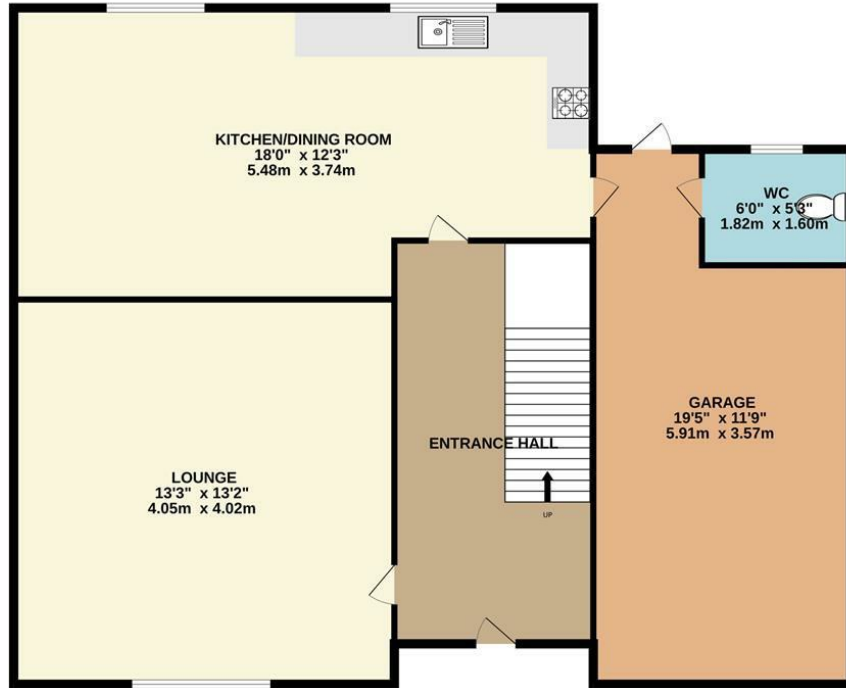
From Dublin travel along the M3 into Navan. Exit at Junction 8 to Navan. At the roundabout take the first exit to Navan Town. Travel towards Navan and at the 4th set of traffic lights turn right up Flowerhill and take the first left. Continue straight through the junction onto the Rathaldron Road and Silverlawns is the first Estate on the left hand side. The property number 14 silverlawns is located on the main road on the left hand side just before the entrance to the estate.

EIRCODE: C15 E2K8

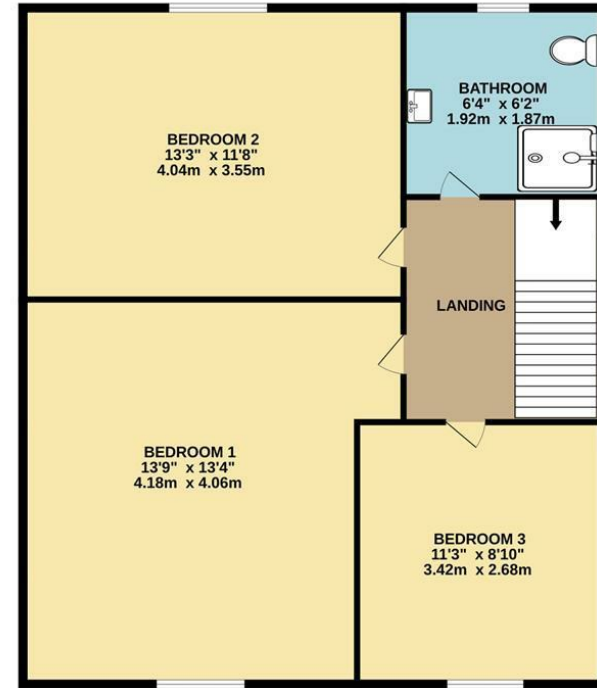


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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