Raymond Potterton

Shalom Navan Co. Meath, C15 F2X3

€450,000

BER B3

A superb dormer residence overlooking the Boyne Valley within the confines of Navan town situated on the highly desirable Slane road. The location of the property is second to none within walking distance to Navan Town Centre but with the peace and charm of countryside living.

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185.80 sq ft 4 Bedrooms 4 Bathrooms

INTRODUCTION

This wonderful property is surrounded by landscaped gardens and is maintained to an exceptional standard with high quality fixtures and fittings throughout with the benefit of mains gas with partial underfloor heating and a great BER rating of B3.

This family home has been constructed to a very high standard and features spacious & bright living over two floors.

The property boasts of peaceful surroundings hidden away from the main road and not overlooked from the rear. This magnificent residence is sure to generate a lot of interest due to its location on the Slane road and is within walking distance to Navan.

The property is close by to excellent amenities including, schools, shopping, golf clubs, heritage sites, swimming pool/gyms, and an abundance of restaurants/ bars in Navan Town Centre. Dublin is accessible within 35 minutes and the property is located within a few minutes' drive to the M3 motorway junction 8.

Accommodation briefly consists of an Entrance Hall, Large bright Reception Room, Fully Fitted Kitchen with Dining Area, Open Plan Sun Room, Guest w.c., Four Bedrooms (Two Ensuite) and
Family Bathroom.

FIXTURES & FITTINGS

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

DIRECTIONS

From Navan take the Slane road for c 1km from the Round O Public House the property is located on your right hand side identified by our for sale sign.

FEATURES

- Mature Private Site
- Excellent location
- Stunning property
- Spacious living accommodation
- Partial Underfloor heating
- BER - B3
- Walking distance to Navan town
- Close to all amenities
- Climote heating controller
- Mains gas

ACCOMMODATION

Entrance Hall
With tiled flooring.

Reception Room
With wood flooring, coving and feature fireplace.

Kitchen
With fully fitted kitchen, breakfast bar and tiled flooring. Open Plan to Sun Room

Utility Room
With fitted kitchen units and tiled flooring. Door to garden.

Sun Room
With tiled floor, wood paneled ceiling. Double doors to garden.

Guest w.c.
With w.c. and w.h.b. and tiled flooring.

Bedroom 1 (Downstairs)
With wooden flooring and built in wardrobes.

Ensuite
With w.c., w.h.b. and shower. Tiled flooring.

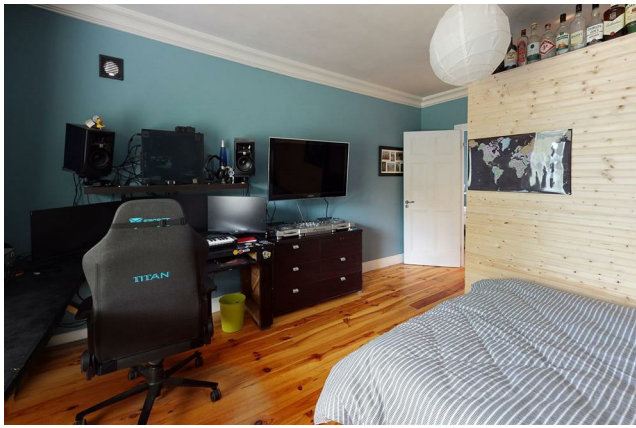
Bedroom 2
With wooden flooring.

Ensuite
With w.c., w.h.b. and shower.

Bedroom 3
With carpet and built in wardrobes.

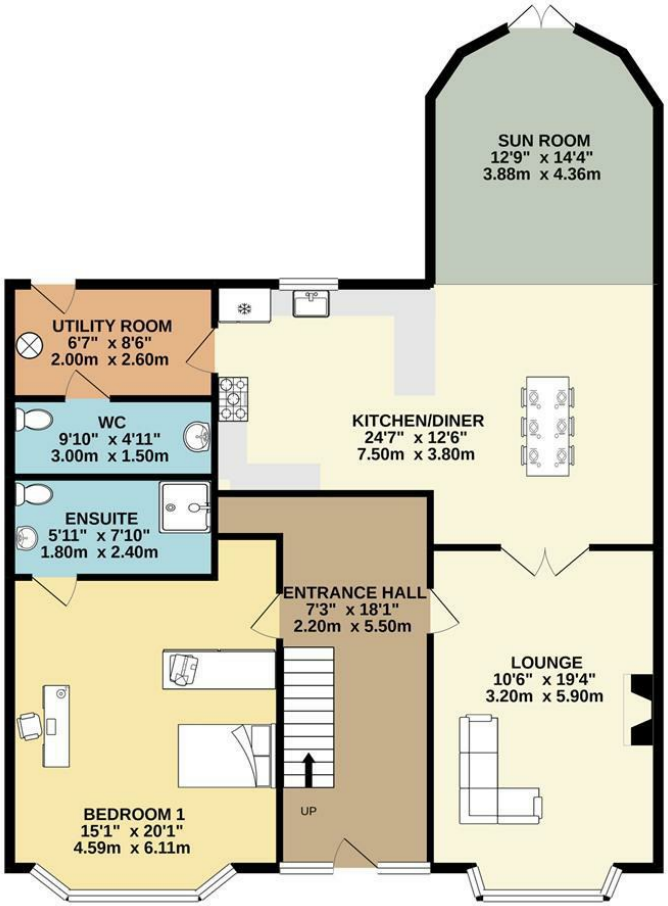
Bedroom 4
With wooden flooring.

Bathroom
With w.c., w.h.b., corner bath and separate shower.

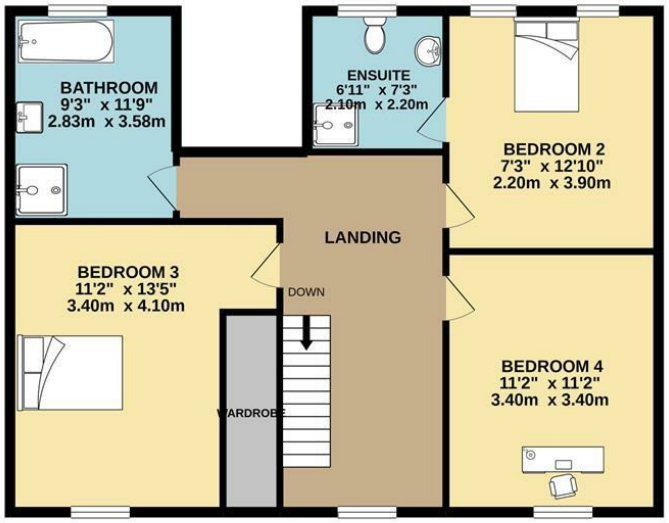


FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 2000sq.ft. (185.8 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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