










A very impressive 3 bedroom semi detached family home, which is presented in very good condition.

This property is ideally located in a much sought after residential area Fitzherbert Court In Navan Town.

# 17 Fitzherbert Court Navan Co. Meath, C15 N2WK

 1163.00 sq ft

 3 Bedrooms

 2 Bathrooms

## INTRODUCTION

The property enjoys a lovely green to the front. The house is spacious and extends to c. 108 sq.m

This is an ideal first time buyer property.

Located just off the Slane Road the property is walking distance to the local amenities in Blackcastle including schools and Navan Town is within easy reach also.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan, washing machine, dishwasher and fridge freezer are included in the sale.

## FEATURES

- Gas fired central heating
- Well presented throughout
- Brick piers to the front
- Cobblelock driveway
- Landscaped rear garden
- PVC double glazed windows
- PVC fascia and soffit

## DIRECTIONS

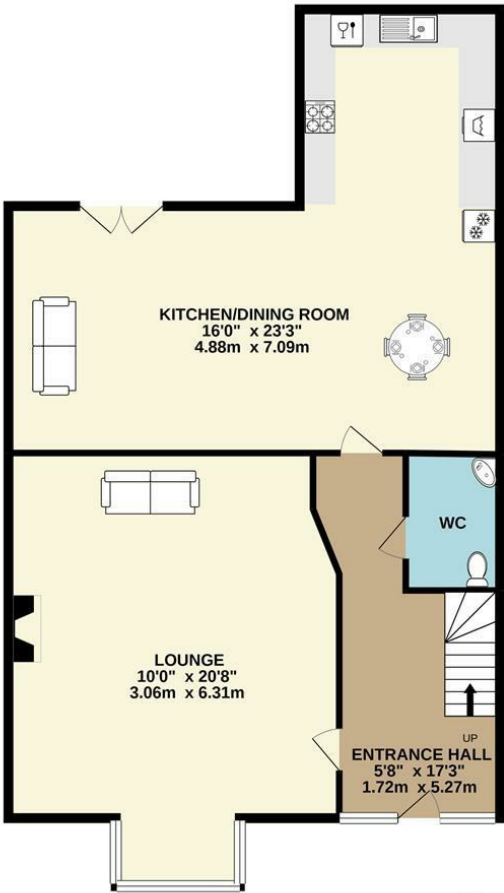
From Dublin travel along the M3 into Navan. Exit at Junction 8 and turn left towards Navan. In Navan turn right at the fifth set of traffic lights. Continue straight and at the roundabout take the third exit. Continue and turn right into Fitzherbert Court. In the development take the first right and first left and the property is located on the right hand side identified by our For Sale Sign.



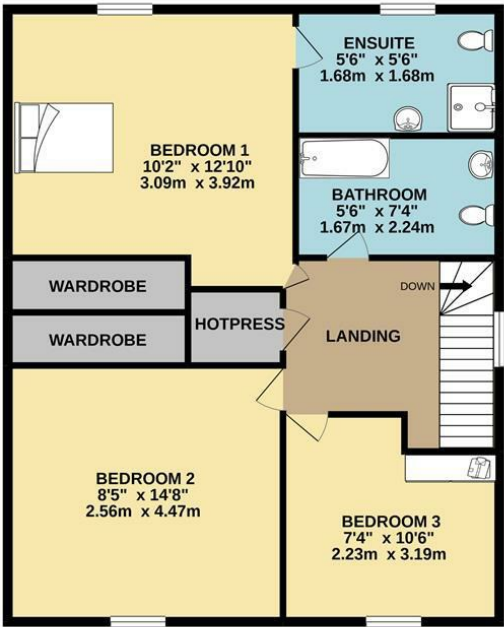


FLOOR PLAN

GROUND FLOOR



1ST FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 1163sq.ft. (108.0 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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