



  
Raymond  
Potterton

79 Bru na hAbhainn Navan Meath, C15 YFE4

€250,000


BER B3





Raymond Potterton & Co. are proud to present this Stunning 3-bedroom residence located in the ever-popular Bru na hAbhainn in the bustling town of Navan. This elegant and spacious property of c. 1,100 sq. ft. is presented in turnkey condition throughout with a whole host of upgraded interiors and fixtures and fittings

The property boasts many features such as spacious living accommodation, fully fitted upgraded kitchen and a beautiful landscaped rear garden with large storage shed included.

# 79 Bru na hAbhainn Navan Meath, C15 YFE4

 1100.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

The bedrooms are all well-proportioned and very well presented. The bathroom, ensuite and guest w.c. are extensively tiled to a very high standard with quality fixtures and fittings throughout. Finished to a very high standard this property enjoys many extras features such as top-quality sanitary ware, modern kitchen, excellent interior design including and recently upgraded windows, doors and insulation bringing this home up to an exceptional energy rating of B3.

Bru na hAbhainn is in an excellent location being within a stone's throw to local schools, shops, and the all amenities of the surrounding Navan area. The M3 motorway is located close by and provides an easy reach to the M50 in Dublin.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining area, Utility room 3 Bedrooms, Ensuite and Family Bathroom.

Number 79 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

## FIXTURES & FITTINGS

All flooring, oven, hob, extractor fan, dishwasher, fridge freezer, cctv system are included in the sale.

## FEATURES

- Turnkey Condition
- Excellent location
- Stunning Home
- CCTV system installed
- B3 Energy Rating
- New modern kitchen
- New composite front door
- New energy efficient windows
- Open plan sitting room / kitchen
- Solid wood flooring
- Solid wood doors
- Wood Stove in fireplace
- Cavity wall Insulation & Attic additionally Insulated
- Ample additional electricity sockets added to each room in the house.
- Paved back garden
- Garden Shed

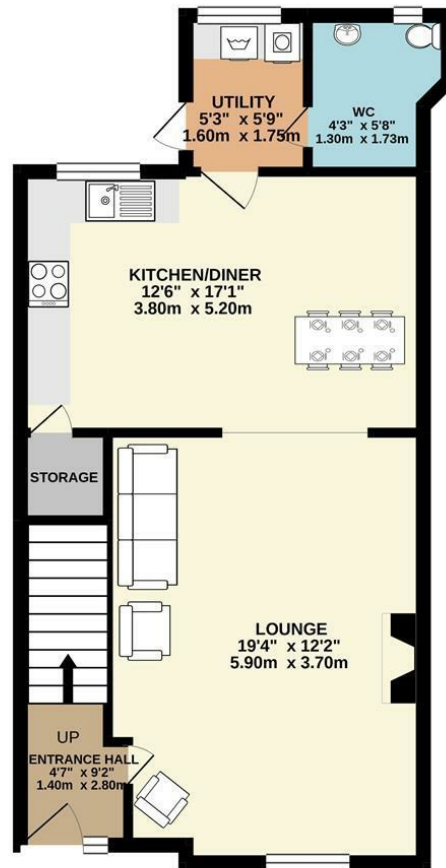
## DIRECTIONS

From Dublin travel along the N3 into Navan. In Navan turn right at the fifth set of traffic lights. Continue straight and at the roundabout take the third exit. Continue to the end of the estate taking the left into bru na Habhainn take the second left in the estate follow the road around and number 79 is on your left hand side.

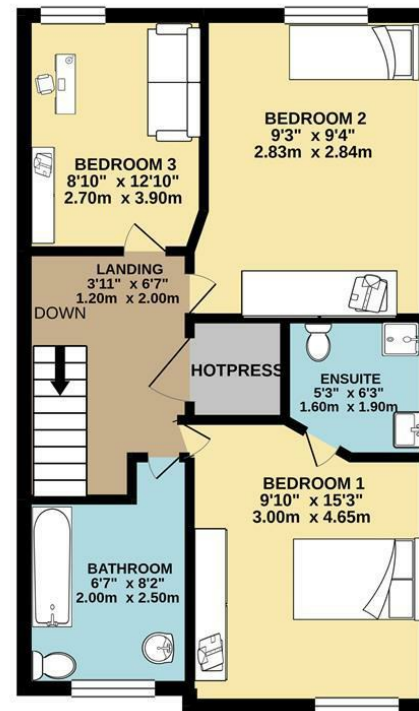


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1100sq.ft. (102.2 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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