

Ruxton Oaks

BLACKCASTLE, NAVAN

Glenveagh
Home of the new.




Raymond
Potterton

20 The Walk Ruxton Oaks, Navan Co. Meath

€385,000

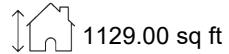
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► New Build - 3 Bedroom Detached Bungalow extending to 104sq.m.

Ruxton Oaks is located in a historic and mature residential setting just north of Navan town.

20 The Walk Ruxton Oaks, Navan Co. Meath



3 Bedrooms



2 Bathrooms

Ruxton Oaks is located at Blackcastle, a well-regarded residential setting just north of Navan town centre. Residents can enjoy the best of local amenities, as well as wonderful scenery over the River Boyne and its mature forestry. Transport links to Dublin are excellent, with the M3 and M2 only minutes away. In addition, commuters can choose between several bus routes, while the park and ride facility at Dunboyne is a short drive away.

ACCOMMODATION

Entrance Hall, Lounge, Kitchen/Diningroom, 3 Bedrooms (Main En-Suite) and Family Bathroom.

FEATURES

- Maintenance free, tasteful mix of brick and render exteriors.
- PVC fascia, gutters and downpipes
- Composite front doors with secure locking system.
- Seeded gardens with secure post and panel fencing to rear gardens.
- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted doors and contemporary skirting and architraves finished in an off-white satin paint.
- Generous lighting and power points with chrome sockets and switches in the kitchen around the countertop area.

- Smoke detectors and heat detectors fitted as standard.
- TV connection in living, kitchen and master bedroom.
- A-rated condensing heating pump heating system which is thermostatically controlled to maximise your comfort.
- All homes are pre-wired for electric vehicle charge point.
- Superb contemporary Gallaghers kitchen with soft close doors.
- All kitchens are fitted with an upstand as in the show houses.
- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Carefully chosen tiles on all bathroom floors and wet areas as in our show houses.
- uPVC double glazed A rated windows.
- French two-tone double doors to back garden.
- Shaker-style fitted wardrobes supplied by Gallaghers in master bedroom as in the show houses.
- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.
- Each Ruxton Oaks home is covered by a 10 year Global Warranty.



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA: 12556 sq ft. (1166.5 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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