








An excellent 3 bedroom semi detached residence extending to c.110 sq.m located in Navan's popular residential development Cois Glaisin.

27 Cois Glaisin Avenue Navan Co. Meath C15N4XY

 1183.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This is an opportunity to purchase an almost new property with the added bonus of the exceptional interior choice and extras added by the current owner such as high quality tiling and flooring, quality carpet and appliances.

The property enjoys a lovely part red brick façade and is complimented with a landscaped garden, cobblelock driveway providing ample room for parking, gated side access and nicely positioned overlooking a large green open space to the front.

Excellently located on the Dublin side of Navan Town with all the local facilities of Johnstown and the Bailis Centre on the door step. Easy access to the M3 and N3 with N2 also within close proximity.

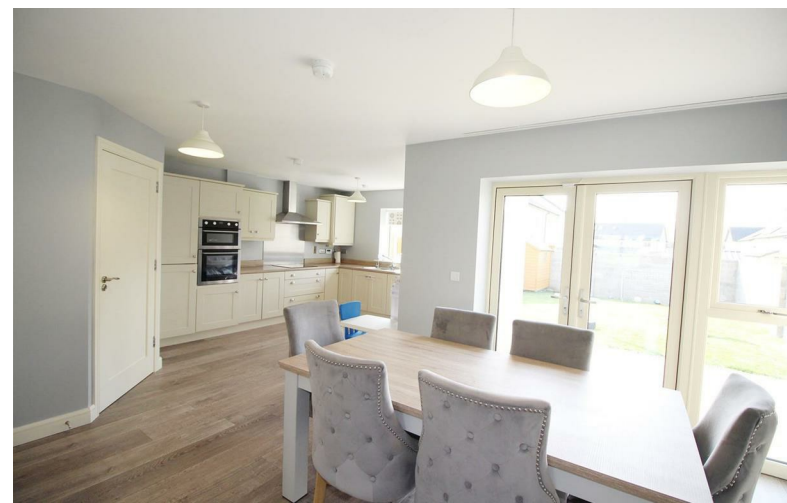
Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, washing machine, electric fire, water treatment system and garden shed are included in the sale.

FEATURES

- Gas heating & PV panels
- Alarmed
- Landscaped rear garden
- Exceptional interior décor
- Top quality flooring
- Water softener
- PVC double glazed windows
- PVC fascia and soffit
- Garden Shed





DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at Junction 8. At the roundabout take the 2nd exit towards Dublin. Take a left at the traffic lights. (Cois Glaisin is the first estate on the right). Turn right into the development and take the first right and the property is located on the right hand side identified by Our For Sale Sign.

ACCOMMODATION

Entrance Hall

With composite front door with glass inserts, wooden flooring and under-stairs storage.

Lounge

With wooden flooring, floating shelving incorporating place for TV unit, and electric fire.

Kitchen / Dining

Kitchen - 5.67m x 3.34m

Dining - 3.64m x 3.07

With wooden flooring, built in modern wall and floor units with wood effect worktop and upstand, stainless steel sink unit, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer and patio doors to the garden.

Utility

With wooden flooring, washing machine and plumbed for tumble dryer.

Guest w.c.

With tiled floor, w.c. and w.h.b.

Landing

With carpet and hotpress.

Bedroom 1

With carpet, built in wardrobes, telephone and T.V. points.

Ensuite

With tiled flooring, partly tiled walls, w.c., w.h.b. and shower.

Bedroom 2

With carpet and built in wardrobes.

Bedroom 3

With carpet.

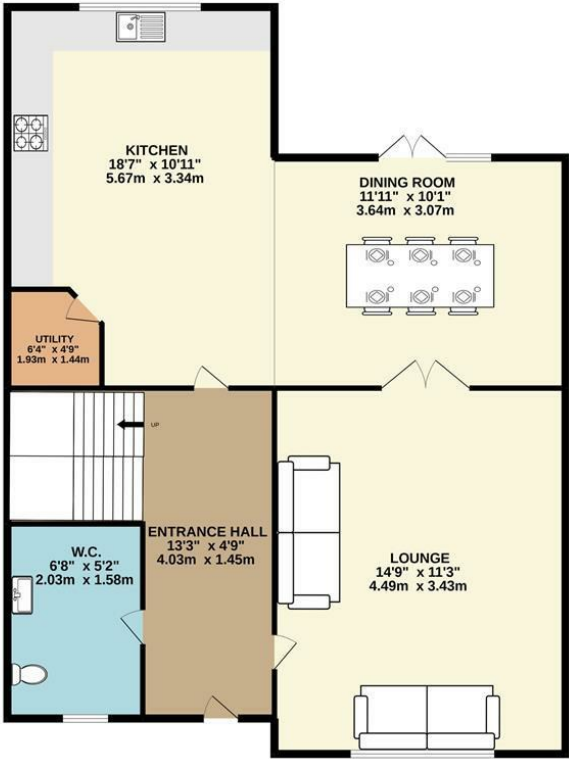
Bathroom

With tiled flooring, partly tiled walls, w.c., w.h.b., shower and bath.

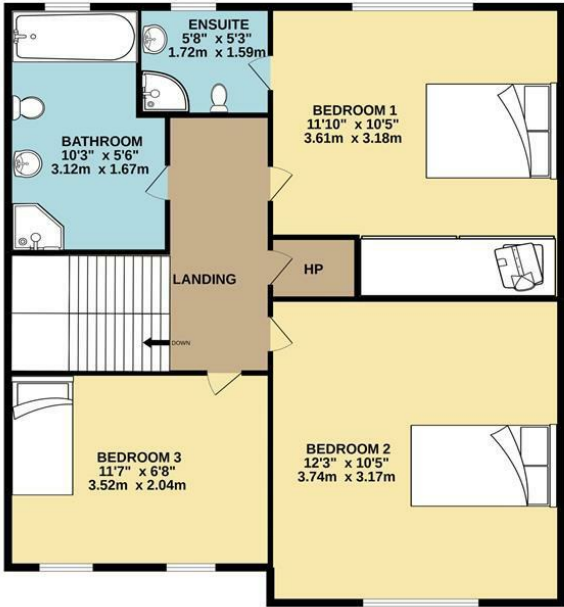


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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