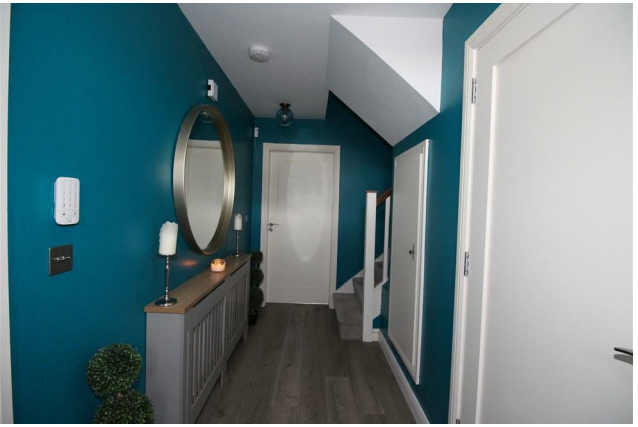
Raymond Potterton

# 17 Cois Glaisin Green Navan Co. Meath C15 N8XP

**€345,000**

BER A3



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

# 17 Cois Glaisin Green Navan Co. Meath C15 N8XP

1184.00 sq ft | 3 Bedrooms | 3 Bathrooms

## INTRODUCTION

This is an ideal opportunity to buy an almost new property with the bonus of excellent interior décor, very high energy rating, fully fitted kitchen and top quality tiling and flooring throughout.

Very well located in the development with a lovely green open space to the front.

The property enjoys a lovely part red brick façade and is complimented with a landscaped garden, cobblelock driveway providing ample room for parking and gated side access.

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.

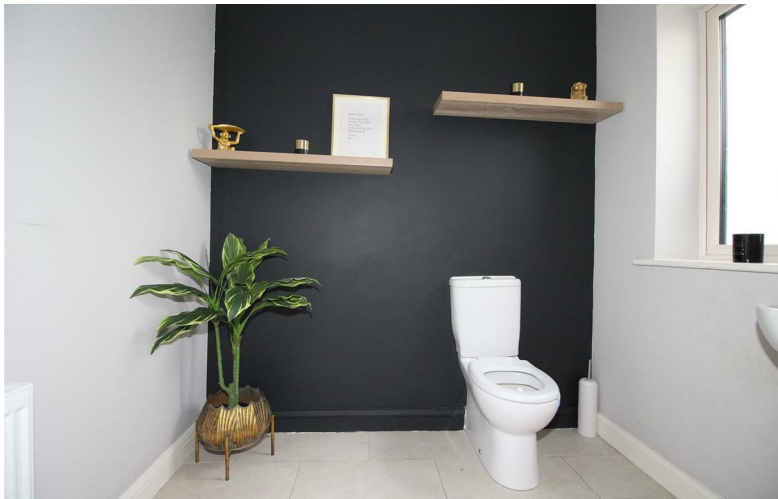
Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, water softener, integrated fridge freezer and tumble dryer are included in the sale. Furniture open to an offer.

## FEATURES

- Gas heating & PV panels
- Alarmed
- Exceptional interior décor
- Landscaped garden with decked patio
- PVC double glazed windows
- PVC facia and soffit



## 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 left. Continue straight keeping to the right of the green and the property is located straight ahead 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, built in open and closed shelving unit incorporating place for TV unit.

### Kitchen / Dining

5.67 x 3.19 Kitchen
3.59 x 3.00 Dining

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 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

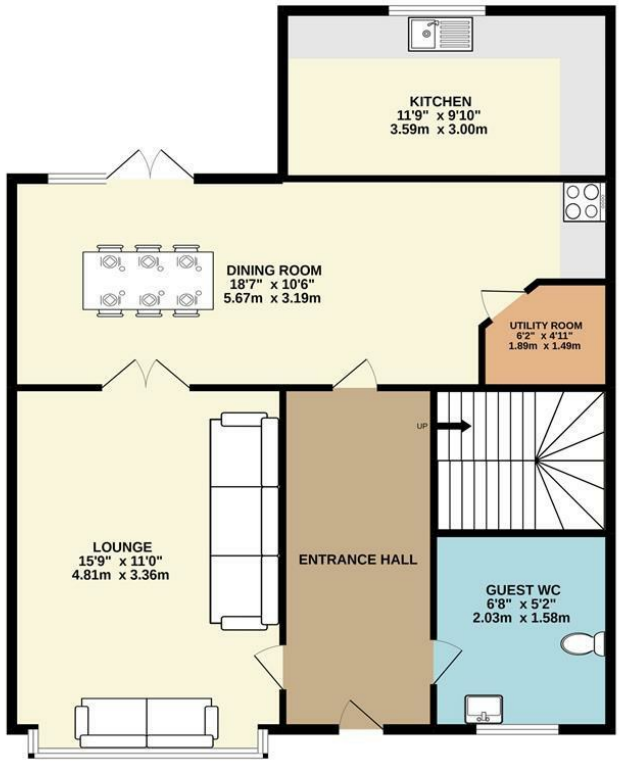
With carpet.

### Bathroom

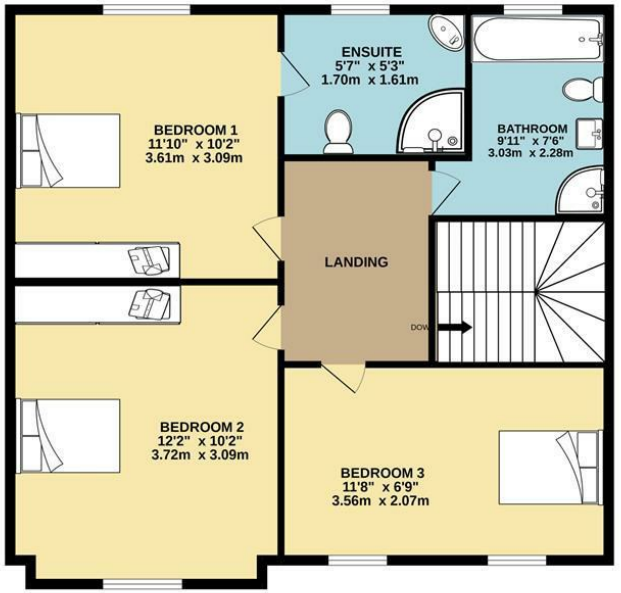
With tiled flooring, partly tiled walls, w.c., w.h.b., shower and bath.

# 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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