




A nicely presented 3 bedroom mid terrace residence extending to c.87 sq.m. located in the quiet and mature residential development of St. Mary's Park, within walking distance to Navan Town Centre and all amenities.

49 St. Marys Park Navan Co. Meath C15 V5Y4

 936.00 sq ft

 3 Bedrooms

 2 Bathrooms

The property is presented in excellent condition throughout and benefits from an extension to the rear now home to a light filled kitchen / dining area, downstairs shower room, enclosed front garden, newly fitted kitchen and bathrooms and large back garden with gated access.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining / Living, Shower Room, 3 Bedrooms and Bathroom.

FEATURES

- Neatly presented internally
- Large kitchen / dining extension
- Walled in rear garden with gated vehicular access
- Block shed
- Walking distance to Navan Town
- Double glazed windows and doors
- Wheelchair ramp/access to rear of property
- Gas central heating

DIRECTIONS

From Dublin travel along the M3 and exit for Navan at Junction 8. Go straight towards Navan Town. At the 5th set of traffic lights turn right up Flower Hill. At the roundabout take the 3rd exit out the Slane Road. Take the 2nd left into St. Mary's Park and the next right and the property is located on the right hand side identified by our For Sale Sign.





FIXTURES & FITTINGS

All flooring, blinds, light fittings and appliances are included in the sale.



ACCOMMODATION

Entrance Hall

With wooden floors and PVC door.

Lounge

With wooden flooring and red brick fireplace with open fire.

Kitchen / Dining

With tiled flooring, modern built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, sky lights and French doors to the rear garden. Open plan to Living.

Living

With wooden flooring, wooden fireplace, cast iron insert with open fire place and built in storage / hotpress.

Shower Room

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

Landing

With carpet

Bedroom 1

With wooden floors and built in wardrobes

Bedroom 2

With wooden flooring.

Bedroom 3

With wooden flooring.

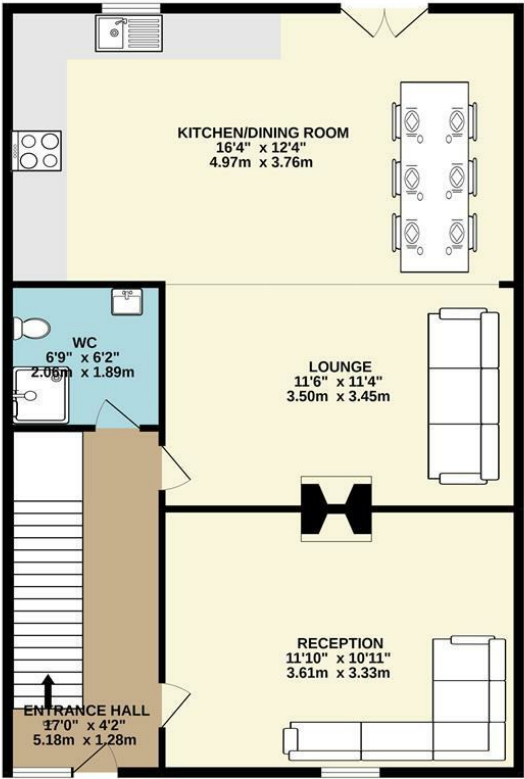
Bathroom

Newly fitted with tiled flooring, tiled walls, w.c., w.h.b. and bath.

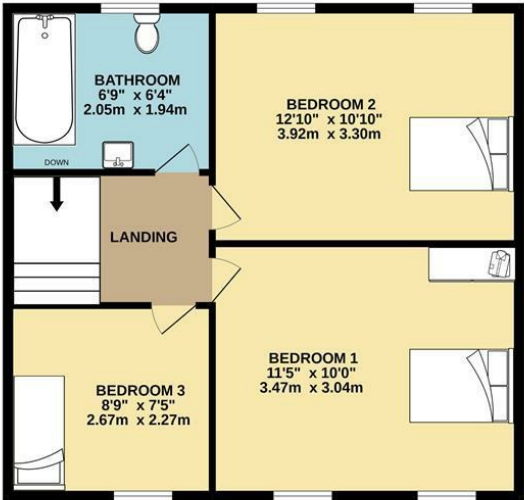


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 936sq.ft. (87.0 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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