








A Superb turn key 4 bedroom Semi-Detached residence in a quiet cul de sac overlooking a nice green area.

35 The Paddocks Navan Co. Meath C15 K79C

 1227.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

The paddocks is a very popular residential development located on the outskirts of Navan town.

This elegant and spacious property of c.114sq m is presented in excellent condition throughout and has been recently upgraded throughout the entire property.

The property boasts many features such as spacious living accommodation, fully fitted kitchen, front driveway and large rear stunning garden fully landscaped garden with pergola and garden shed.

Number 35 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.

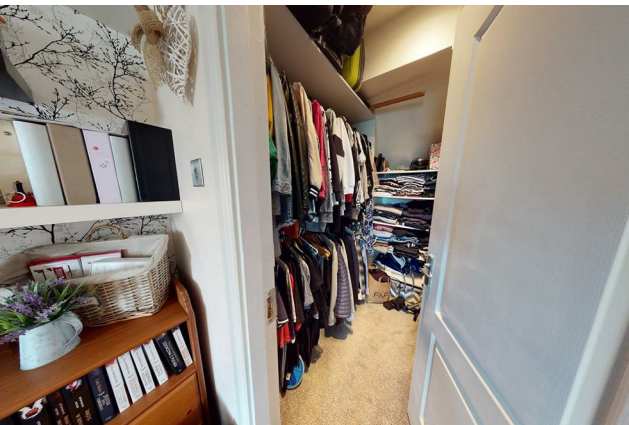
Walking distance to all the amenities in Navan and a 5 minute drive to the M3 Motorway.

Accommodation includes Entrance Hall, Lounge, Kitchen, 4 Bedrooms (Master with Walk in Wardrobe and Ensuite) and Family Bathroom.

FEATURES

- Excellent condition throughout
- Gas heating with new high efficiency boiler recently installed
- Feature stove with back boiler option
- Maintenance free exterior
- Double glazed windows
- Peaceful Location
- Fully Alarmed
- Stunning garden with pergola and garden shed





FIXTURES & FITTINGS

All flooring, oven, hob, stove, curtain poles, fitted wardrobes, sliderobes, pergola and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

With composite front door and tiled flooring.

Lounge

With wooden floors, brick fireplace façade with open fire. Big sliding door that opens onto the rear off the property.

Kitchen

With tiled floors, tiled backsplash, built in floor and wall units, oven, hob, washing machine and dishwasher.

W.C.

With tiled floors and walls, w.c. and w.h.b.

Bedroom 1

With carpet, curtain poles, curtains and walk in wardrobe.

Ensuite

With fully tiled walls and floor, w.c., w.h.b. vanity unit and corner shower.

Bedroom 2

With carpet, built in wardrobes, curtains and curtain poles.

Bedroom 3

With wooden floors, curtain poles and curtains.

Bedroom 4

With wooden floors, light fittings, blinds and curtains.

Bathroom

With dual vanity sink unit, w.c., w.h.b. and bath. Skylight.

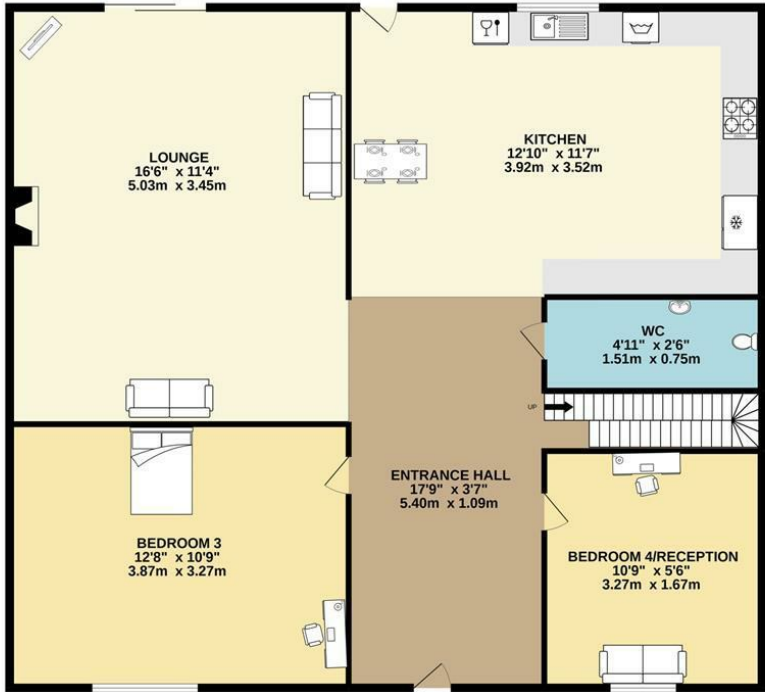
DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at Junction 8 for Navan. At the roundabout take the first exit for Navan Town. Travel towards Navan and at the 4th set of traffic lights turn right up Flowerhill. Take the first left (At Flowerhill Furniture) and at the traffic lights continue straight. Turn right for the Aura Leisure Complex. Continue past the Aura Leisure Complex and take the last left turn into The Paddocks. Continue straight through the development and follow the road around to the right 35 is located on the left -hand side identified by our for-sale sign.

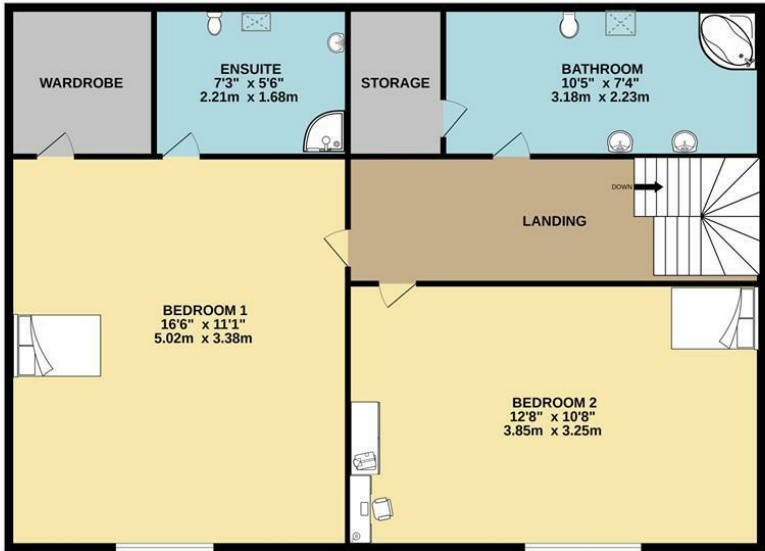


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1141sq.ft. (106.0 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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