










A superior 3 bedroom semi-detached family home with beautiful light filled extension to the rear, well located on an end site in the mature development of Clonmagadden Fort.

# 126 Clonmagadden Fort Navan Co. Meath C15 D25X

 1173.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is presented in a most tasteful manner with elegant and well chosen décor.

The property benefits from a maintenance free exterior, large gated side entrance, front driveway, walled in front garden and a large garden to the rear.

Clonmagadden Fort is located off the Proudstown Road in Navan with access to Dublin via the M3.

There is also an excellent bus service to the Capital.

It is within walking distance of all local amenities in Blackcastle Shopping Centre, schools, church and sporting facilities including the Aura Leisure Complex.

Navan Town Centre is also close by.

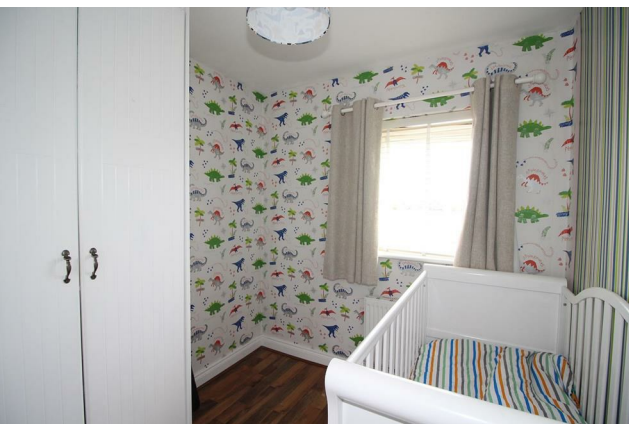
Accommodation includes Entrance Hall, Lounge, Kitchen/Dining, Utility, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FEATURES

- Attractive external façade
- Exceptional interior décor
- Large bright extended kitchen / Dining area with newly fitted kitchen
- New front door
- Newly fitted bathroom
- Wide side access
- PVC double glazed windows
- PVC fascia and soffit
- Gas fired central heating
- Garden Shed
- Large maintenance free garden with patio area







### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, tumble dryer and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

5.18m x 1.68m

With composite front door with leaded glass side panels, wooden flooring, coving, radiator cover and telephone point.

### Lounge

5.82m x 3.53m

With wooden flooring, feature wooden fireplace, cast iron insert, solid fuel stove, bay window, T.V. point, coving and double doors into Dining Room.

### Kitchen / Diningroom

5.63m x 5.87m

Beautiful extended kitchen with patio door, vaulted ceiling and velux windows. With wooden flooring, modern built in wall and floor units, oven, microwave, Samsung American fridge freezer, high gloss splashback tiling, recessed lights and under counter lights.

### Utility Room

2.60m x 1.90m

With wooden flooring, washing machine and tumble dryer.

### Guest w.c.

0.80m x 1.65m

With wooden flooring, w.c. and w.h.b.

### Landing

3.70m x 2.60m

With carpet and hotpress.

### Bedroom 1

3.89m x 3.28m

With wooden flooring, built in wardrobes, T.V. point and telephone point.

### Ensuite

2.08m x 1.52m

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

### Bedroom 2

4.22m x 3.10m

With wooden flooring and built in wardrobes.

### Bedroom 3

2.72m x 2.29m

With wooden flooring and built in wardrobes.

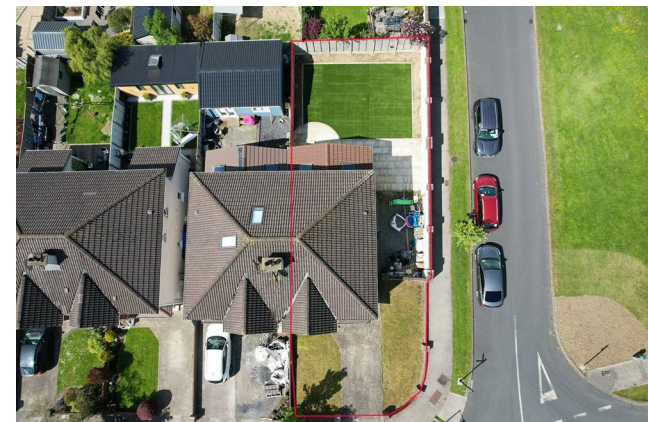
### Bathroom

2.08m x 1.68m

With tiled flooring, tiled walls, w.c., w.h.b., bath with Triton T90si shower and bath screen.

## DIRECTIONS

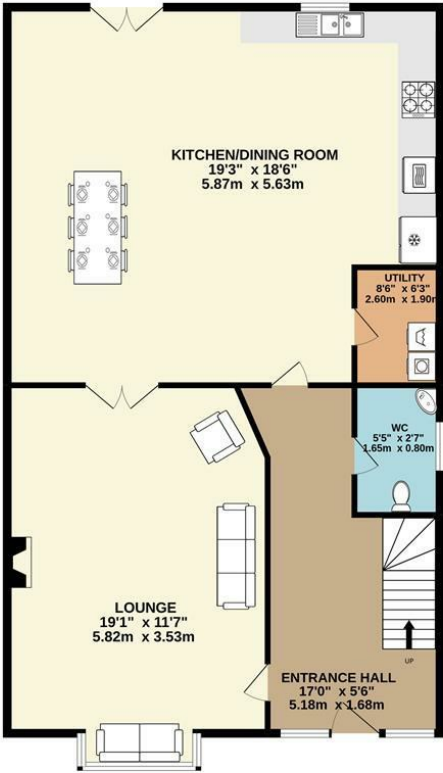
From Dublin travel along the M3 into Navan. Exit at Junction 8 for Navan. At the roundabout take the first exit for Navan Town. Travel towards Navan and at the 4th set of traffic lights turn right up Flowerhill. Take the first left (At Flowerhill Furniture) and at the traffic lights continue straight. Turn right for the Aura Leisure Complex. Continue past Aura and turn right into Clonmagadden Fort. Continue straight and the property is located on the right hand side identified by our For Sale sign.



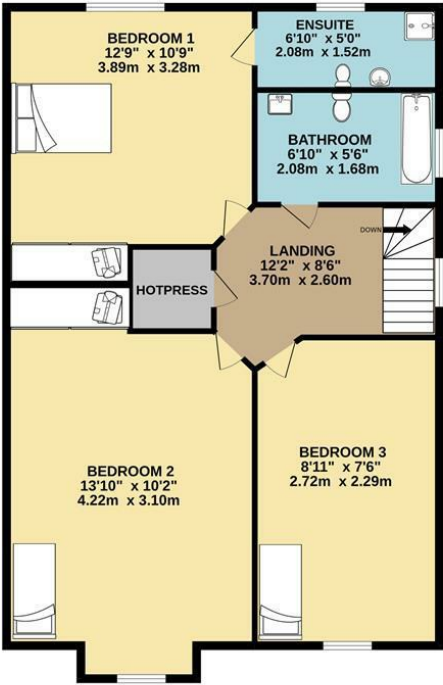


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1173sq.ft. (109.0 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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