

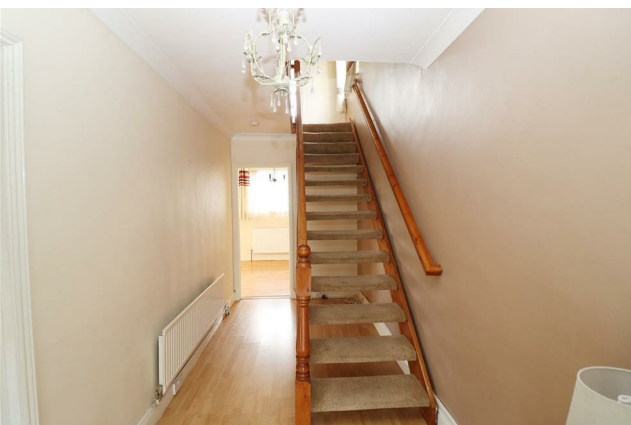


  
**Raymond  
Potterton**

**18 Silverlawns Navan Co. Meath C15 YY90**

**€265,000**








Raymond Potterton Auctioneers are delighted to present this outstanding property to the market on the Rathaldron Road in Navan. This prime property comes to the market in turnkey condition and is ready for immediate occupation.



# 18 Silverlawns Navan Co. Meath C15 YY90

 1237.00 sq ft

 3 Bedrooms

 1 Bathrooms

The property really benefits from its locality being so close to Navan town centre. It is within walking distance of all local amenities in Navan Town Centre such as Schools, Church and sporting facilities such as Aura Leisure Complex, Blackwater park and Navan Town Shopping Centre is also close by.

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

18 Silverlawns is a bright and spacious house which extends to c. 115 sq. mts.

## FIXTURES & FITTINGS

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

## FEATURES

- Extension to the side of the property
- Ready for occupation
- Gas central heating
- Solid fuel stove
- Open fire
- Pvc door
- Double glazed windows
- Ideal for first time buyers or investment





## ACCOMMODATION

### Entrance Hall

With wooden flooring.

### Lounge

With wooden flooring, wall lights, an open fire with marble fireplace.

### Lounge 2

With wooden flooring, coving on the ceiling, stove and mantle piece.

### Kitchen / Dining Room

With partly tiled flooring and partly wooden flooring, built in wall and floor units, hob oven and fridge.

### Landing

With carpet.

### Bedroom 1

With wooden floors, very spacious built in wardrobes with floor to ceiling mirrors.

### Bedroom 2

With wooden floors and built in wardrobes.

### Bedroom 3

With wooden floors and built in wardrobes.

### Bathroom

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

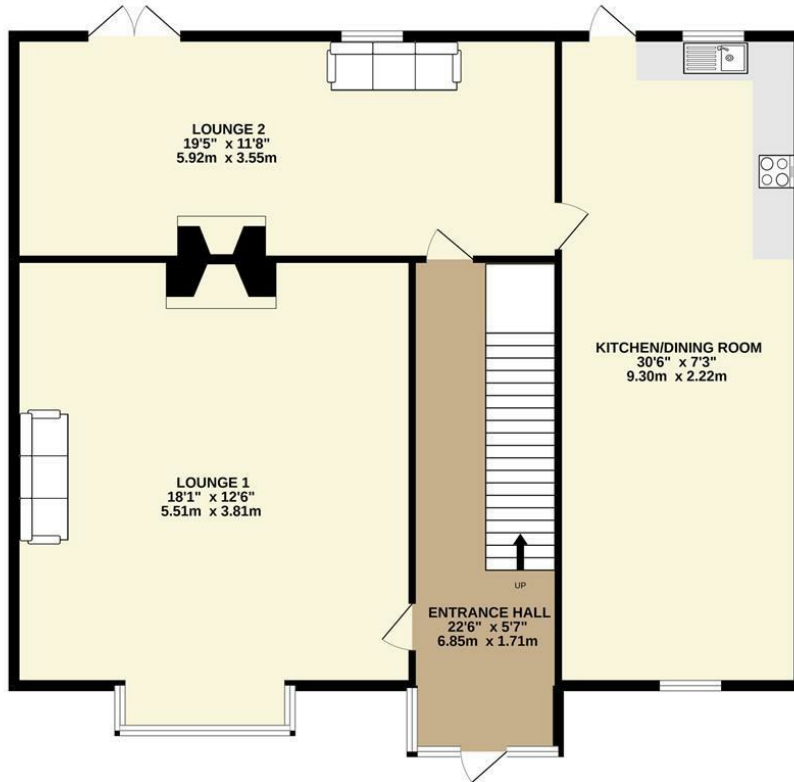
## DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at Junction 8 to Navan. At the roundabout take the first exit to Navan Town. Travel towards Navan and at the 4th set of traffic lights turn right up Flowerhill and take the first left. Continue straight through the junction onto the Rathaldron Road and Silverlawns is the first Estate on the left hand side. The property number 18 Silverlawns is located on the main road on the left hand side just before the entrance to the estate.

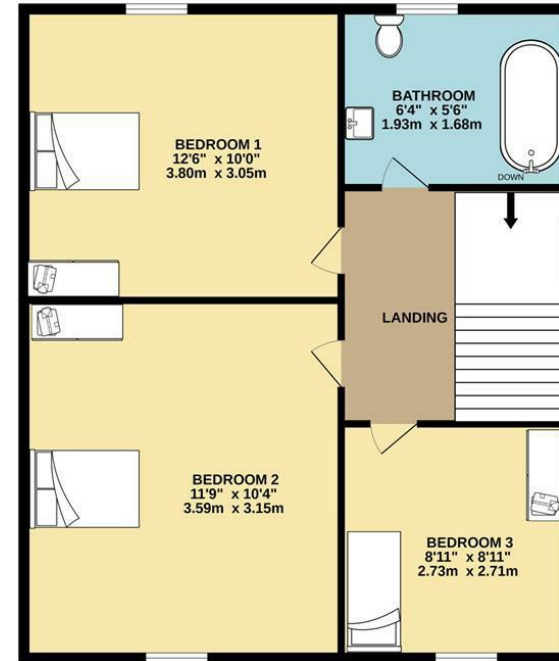


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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