



  
**Raymond  
Potterton**

**8 Beechmount vale Navan Co. Meath C15 D6F4**

**€280,000**

**BER C2**








A very spacious 4 bedroom semi detached family home extending to c. 108.9 sq.m. with large front driveway and spacious walled in rear garden.



# 8 Beechmount vale Navan Co. Meath C15 D6F4

 1172.00 sq ft

 4 Bedrooms

 2 Bathrooms

This property is ideally located in the popular and mature residential area of Beechmount.

This fine home is within walking distance of all local amenities and Navan Town Centre.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, 4 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, dishwasher and washing machine are included in the sale.

## FEATURES

- Spacious Accommodation
- Mature landscaped rear garden
- Garden shed
- Large driveway with front lawn
- PVC double glazed windows
- Oil fired central heating









## ACCOMMODATION

### Entrance Hall

With PVC double glazed door with glass inserts and wooden flooring.

### Lounge

With wooden flooring, feature wooden fireplace (open fire / back boiler) and coving.

### Kitchen / Dining

With vinyl floor covering, built in wall and floor units, modern splashback tiling, oven, hob, extractor fan, dishwasher, washing machine and door to the rear garden.

### Landing

With carpet.

### Bedroom 1

With wooden flooring and sliderobes.

### En-Suite

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

### Bedroom 2

With tongue and groove flooring.

### Bedroom 3

With wooden flooring and built in wardrobes.

### Bedroom 4

With wooden flooring.

### Bathroom

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

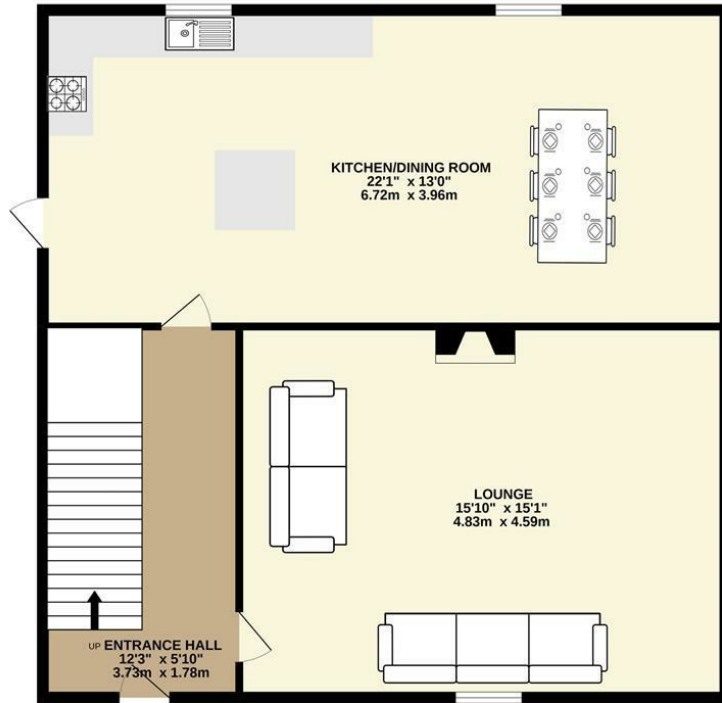
## DIRECTIONS

From Dublin travel into Navan along the M3. Exit at Junction 8. At the 2nd set of traffic lights turn left. Continue to the roundabout and take the first exit out the Trim Road. Turn right before Beechmount Shopping Centre. Continue straight and turn left into Beechmount Vale. The property is located on the right hand side.

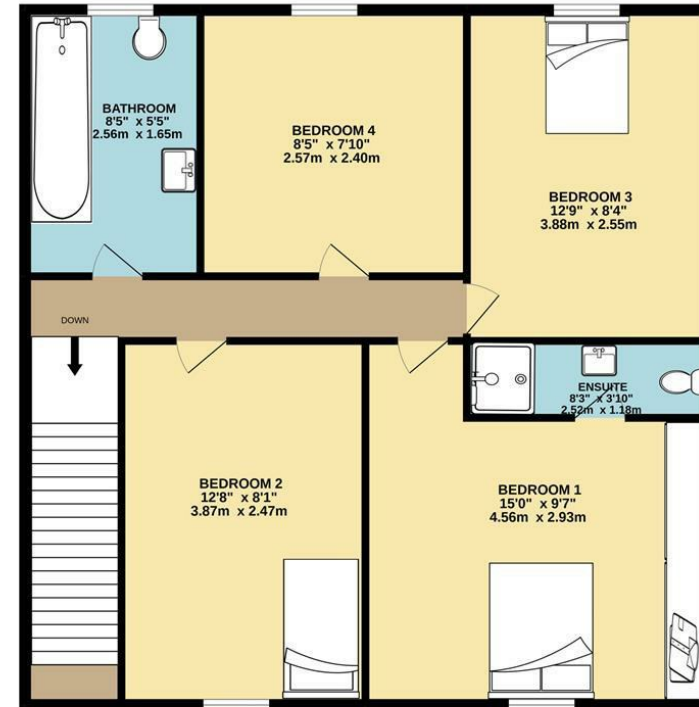


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1172sq.ft. (108.9 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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