







An exceptional 3 bedroom end terrace house presented in very good condition. Located in a nice cul de sac location in Bru Na hAbhainn this property is sure to impress. Bru Na hAbhainn is a much sought after area well located off the N51 (Navan / Slane Road). No 80 benefits from a lovely green open space to the front of the property.



# 80 Bru na hAbhainn Navan Co. Meath C15 AE3E



sq ft



3 Bedrooms



3 Bathrooms

Located close to the local facilities in Blackcastle Centre and Navan Town centre is within a 5 minute walk. This property enjoys easy access to the M3, M1 and the N2.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 3 Bedrooms (Main En-suite) and Bathroom.

## FIXTURES & FITTINGS

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan are included in the sale. All furniture and other appliances are open to an offer.

## FEATURES

- Gas fired central heating
- Overlooking nice green open space
- Landscaped rear garden
- Garden Shed
- Gated side entrance
- PVC double glazed windows
- PVC fascia and soffit

## ACCOMMODATION

### Entrance Hall

16'11" x 13'0"

With hardwood front door with glass insert and wooden flooring.

### Lounge

18'9" x 13'4"

With wooden flooring, solid fuel stove with granite hearth and granite surround, double doors to Kitchen.

### Kitchen / Dining

16'11" x 13'0"

With tiled flooring, modern built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan and storage cupboard.

### Utility

5'8" x 5'4"

With tiled flooring, built in wall and floor units, stainless steel sink unit and plumbed for washing machine and tumble dryer.

### Guest w.c.

5'8" x 4'3"

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

### Landing

With carpet, hotpress and access to the attic.

### Bedroom 1

14'11" x 10'1"

With carpet and built in wardrobes.

### En-Suite

6'9" x 5'1"

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

### Bedroom 2

12'9" x 7'7"

With carpet and built in wardrobes.

### Bedroom 3

9'4" x 9'0"

With carpet and built in wardrobes.

### Bathroom

10'5" x 6'5"

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

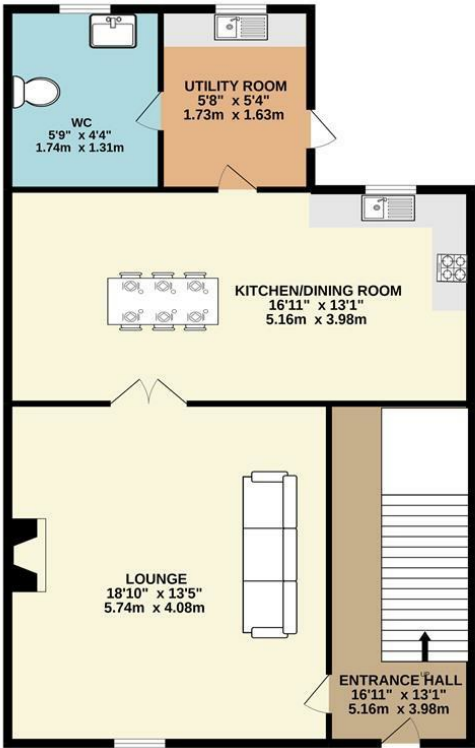
## DIRECTIONS

From Dublin travel along the M3 and exit at Junction 8 for Navan. Travel towards Navan. At the 4th set of traffic lights turn right up Flowerhill. At the roundabout take the third exit out the Slane Road. Turn right into Blackcastle Demense. Continue straight and take the last left turn. Take the 2nd left and follow the green around to the right and the property is located on the left hand side.

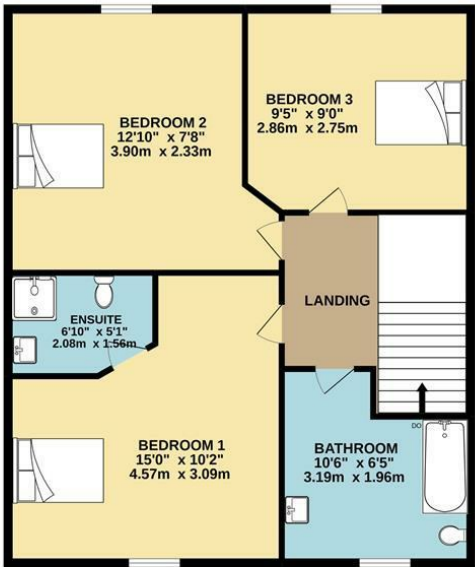


FLOOR PLAN

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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