



  
Raymond  
Potterton

10 Abbeyville Navan Co. Meath C15 N6X7

€285,000

BER D1








Raymond Potterton & Co. are delighted to bring to the market this 3-bedroom semi-detached family home nicely situated in the popular small residential development of Abbeyville.



# 10 Abbeyville Navan Co. Meath C15 N6X7

 1109.00 sq ft

 3 Bedrooms

 3 Bathrooms

The property benefits from many features such as bright and spacious living accommodation. The property also boasts of a large landscaped rear garden and garden shed. The location of the property is second to none been within walking distance of all local amenities such as Navan Shopping Centre, schools, church and sporting facilities including the Blackwater Park & Aura Leisure Complex close by .

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

## FEATURES

- Ready to go Property
- Excellent condition
- Bright and spacious
- Excellent location
- Large rear garden
- Front driveway
- Garden shed
- PVC double glazed windows

## FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, and garden shed are included in the sale.

## DIRECTIONS

From Dublin travel along the M3 and exit at junction 8 into Navan. Travel towards Navan Town and at the fourth set of traffic lights turn right up Flowerhill. Take the first left and at the traffic lights continue straight. The property is located on the right hand side identified by our For Sale sign.







## ACCOMMODATION

### Entrance Hall

With Wooden door and carpet flooring.

### Lounge

With carpet flooring, fireplace and TV point.  
Double doors to kitchen.

### Kitchen/Dining

With tiled & wooden flooring, partly tiled walls,  
built in wall and floor units, stainless steel sink  
unit, oven, hob and extractor fan.

### Guest w.c.

With w.c. and w.h.b.

### Landing

With carpet flooring.

### Bedroom 1

With wood flooring & built in wardrobe.

### En-Suite

With w.c., w.h.b. and shower.

### Bedroom 2

With wood flooring & built in wardrobe.

### Bedroom 3

With wood flooring & built in wardrobe.

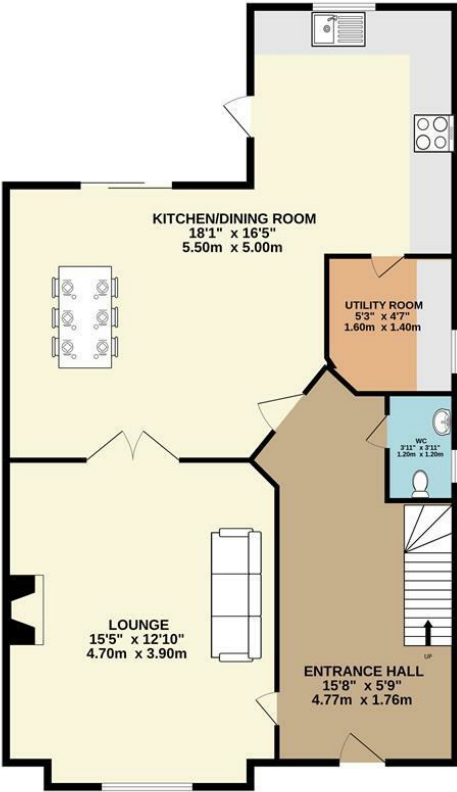
### Bathroom

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

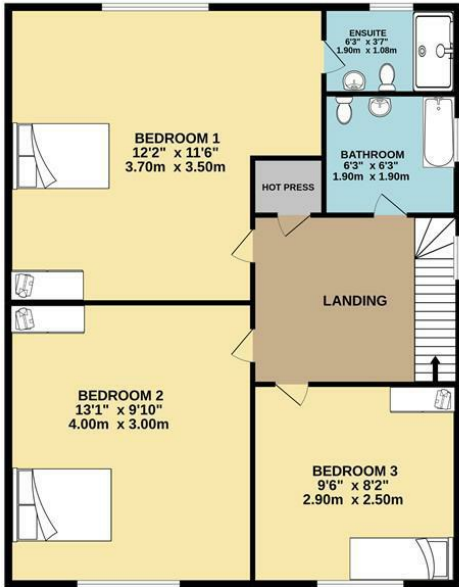


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1109sq.ft. (103.0 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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