




Raymond
Potterton

33 Clonmagadden Fort Navan Co. Meath C15 P6DP

€299,950

BER C3





This stunning detached residence on a extra large end site overlooking a nice green area.


Clonmagadden Fort is a very popular residential development located in Navan town.



33 Clonmagadden Fort Navan Co. Meath C15 P6DP

 1100.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

This elegant and spacious property of c. 1100sq.ft. is presented in great condition throughout and is ready to go.

The property boasts many features such as spacious living accommodation throughout and extra large front and rear gardens.

The location of this 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 Aura Leisure Complex literally on your doorstep.

Number 33 is sure to attract a lot of interest and early viewing is advised.

Walking distance to all the amenities in Navan and a 5 minute drive to the M3 Motorway.

Accommodation includes Entrance Hall, Guest w.c, Lounge, Sitting Room, Kitchen, Dining Room, Utility Room, 3 Bedrooms Master Ensuite and Main Bathroom.

FEATURES

- Large end site
- Ready to go
- Double glazed windows
- Peaceful Location
- Ideal Starter Home
- Gas central heating with recent gas boiler upgrade





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

With wooden front door side glass inserts, wood flooring.

Lounge

Wood flooring, fireplace, TV point, double doors to dining room

Dining Room

Wood flooring.

Kitchen

Built in wall and floor units, tiled splashback, stainless steel sink and tiled flooring.

Bedroom 1

Wood flooring and built in wardrobe.

Ensuite

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

Bedroom 2

Wood flooring and, built in wardrobe.

Bedroom 3

Wood flooring.

Bathroom

Tile flooring, partial tiled walls, w.c., w.h.b, and bath.

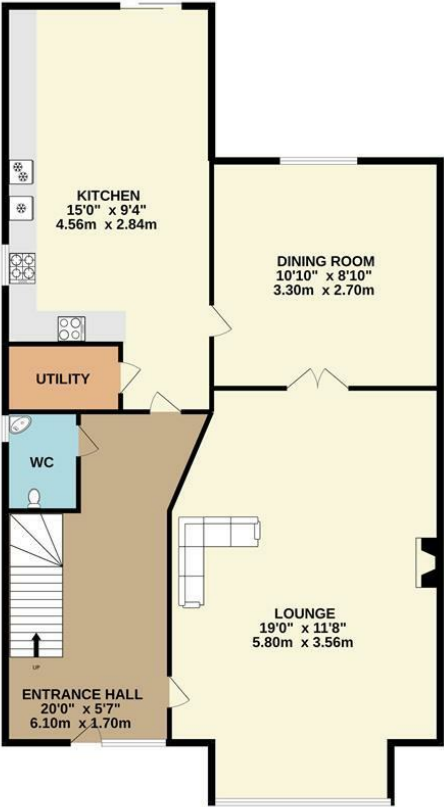
DIRECTIONS

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 the Aura Leisure Complex and Clonmagadden fort is the second estate on the right hand side. In the development continue straight and 33 the park is on your left hand side overlooking the large green area and can be identified by our for sale sign.

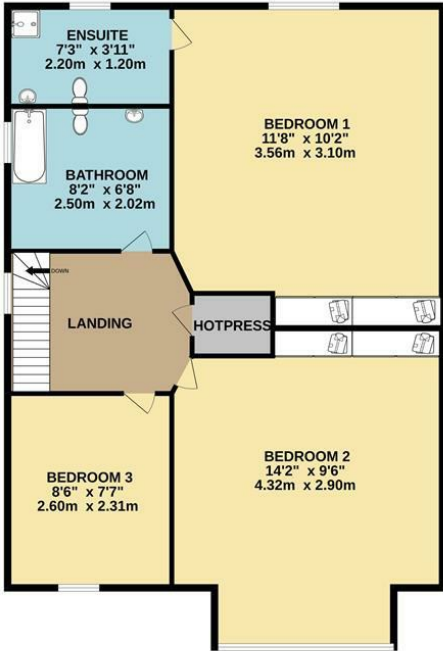


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1100sq.ft. (102.2 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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