








This is an impressive 3-bedroom semi-detached family home with detached garage and is presented in excellent condition.

43 Blackwater Abbey Navan Co. Meath C15 A6P7

 1098.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This spacious family home is positioned in a quiet cul de sac at the end of the development. The property benefits from a large site with ample parking and vehicular access to the side of the house beside the garage.

It is excellently located within walking distance of St Paul Primary school and the local leisure and recreational facilities. It also is only a 5-minute drive and a 10-minute walk to Navan shopping centre.

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

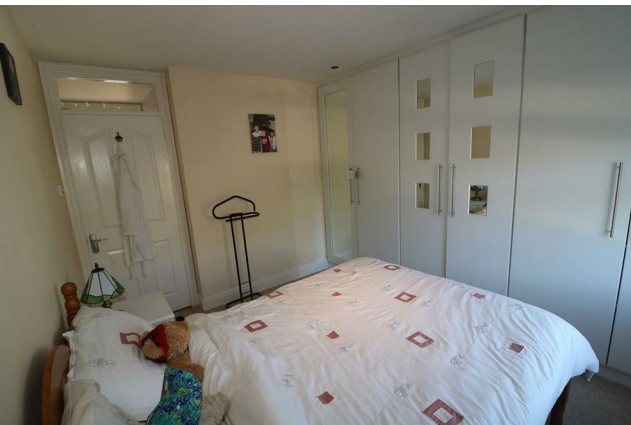
FEATURES

- Oil central heating
- Log burning stove
- Well-presented throughout
- Landscaped back garden
- Detached garage with a dry lined room to the rear
- Large driveway
- Side access to the back garden
- PVC double glazed windows

FIXTURES & FITTINGS

All flooring, oven & hob, extractor fan, fridge / freezer and washing machine are included in the sale.





ACCOMMODATION

Entrance Hall

With tiled flooring, alarm, pvc front door, wifi point and storage room.

Lounge

4.65 x 3.89

With carpet flooring and solid fuel insert stove with marble panelling surround.

Kitchen

2.77 x 3.08

With tiled flooring, stainless steel sink, Oven, Hob, fridge freezer and washing machine.

Dining Room

3.58 x 2.70

With tiled flooring

W.C

1.85 x 0.77

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

Landing

With carpet and hot press.

Bedroom 1

3.91 x 2.63

With carpet flooring.

Ensuite

3.12 x 1.22

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

Bedroom 2

3.64 x 2.62

With carpet flooring and built in wardrobes

Bedroom 3

3.55 x 2.52

With carpet flooring and built in wardrobes.

Bathroom

2.12 x 1.73

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

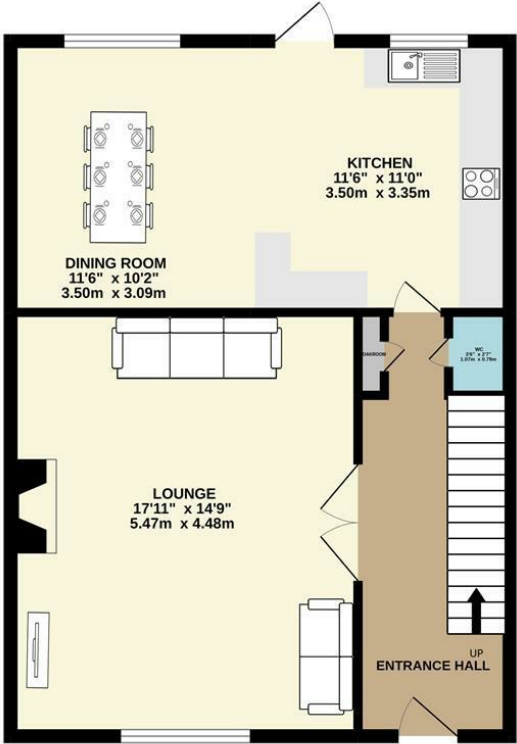
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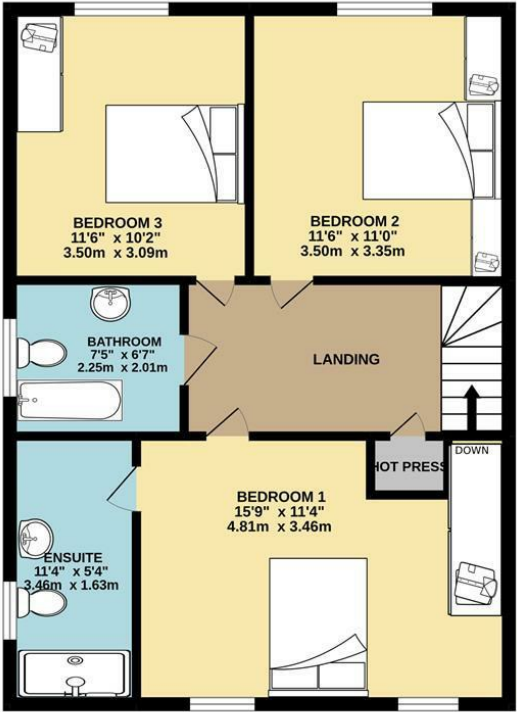


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1098sq.ft. (102.0 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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