Raymond Potterton

79 Balreask Manor Navan Co. Meath C15 C9P5

€385,000

BER C1

An outstanding 4 / 5 semi bedroom detached house extending to c. 131 sq.m. nicely positioned on a gorgeous elevated site overlooking a lovely green open space in Navan's most premier residential location Balreask Manor on the Trim Road.

79 Balreask Manor Navan Co. Meath C15 C9P5

1410.00 sq ft | 4 Bedrooms | 3 Bathrooms

INTRODUCTION

This property has a most attractive exterior with a combination of red brick and dash finish. It has mature lawns to the front with large cobblelock driveway, gated side access and a lovely private landscaped garden to the rear.

This property also benefits from spacious accommodation with large open plan living space

Excellently located within minutes walk from Navan Town Centre. The Beechmount shopping centre and Lidl are within walking distance.

The property enjoys easy access to Dublin City and Airport via the M3.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Study / Bedroom 5, 4 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Excellent location in the development
- Spacious accommodation
- PVC double glazed windows
- PVC facia and soffit
- Gas central heating

OUTSIDE

- Attractive external façade
- Gated side access
- Brick piers front with large cobblelock driveway
- Walled in rear landscaped garden
- Patio area to the rear

FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall
4.53 x 1.28
With tiled flooring, hardwood front door with leaded glass inserts and side panels, radiator cover.

Study
4.62 x 2.63
With carpet.

Lounge
5.04 x 3.63
With wooden flooring, feature cast iron fireplace with cast iron insert (gas fire), bay window, T.V. point, coving centrepiece and open plan to Dining.

Kitchen/Dining
Kitchen 4.5 x 4.16
With tiled flooring, splashback tiled walls, built in wall and floor units, matching island, stainless steel sink unit, oven, hob, extractor fan and integrated dishwasher.

Dining 3.88 x 2.83
With wooden flooring, coving, centrepiece, cast iron radiator and double doors to Lounge.

Utility
1.73 x 1.55
With tiled flooring, washing machine, tumble dryer and door to the side.

Guest W.C
2.05 x 0.94
With tiled flooring, w.c. and w.h.b.

Landing
With carpet and hotpress.

Bedroom 1
4.63 x 3.14
With carpet and built in wardrobes.

Ensuite
1.9 x 1.7
With tiled flooring, partly tiled walls, w.c., w.h.b. and shower.

Bedroom 2
3.46 x 3.15
With carpet and built in wardrobes.

Bedroom 3
3.46 x 2.75
With carpet and built in wardrobes.

Bedroom 4
2.77 x 2.53
With carpet and built in wardrobes.

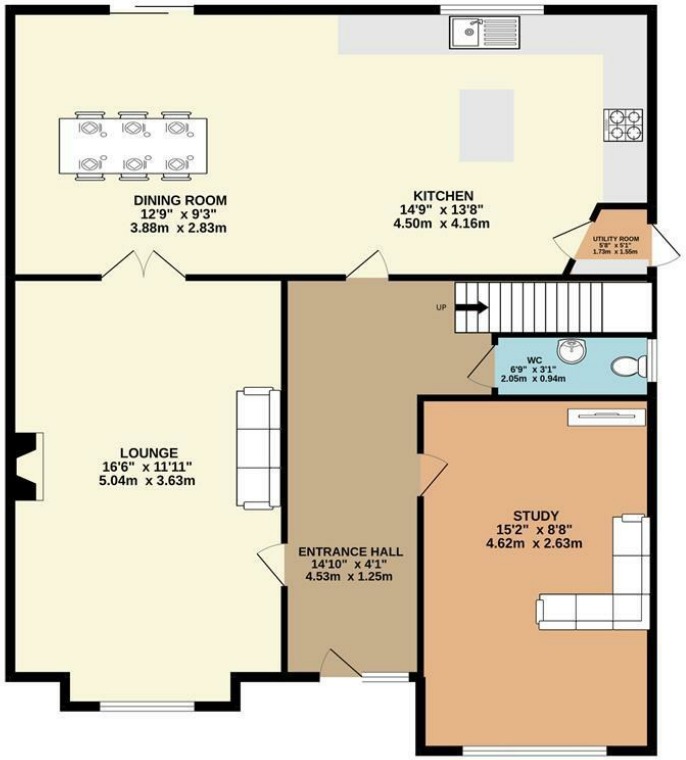
Bathroom
2.19 x 1.87
With tiled flooring, tiled walls, w.c., w.h.b., bath and heated towel rail.

DIRECTIONS

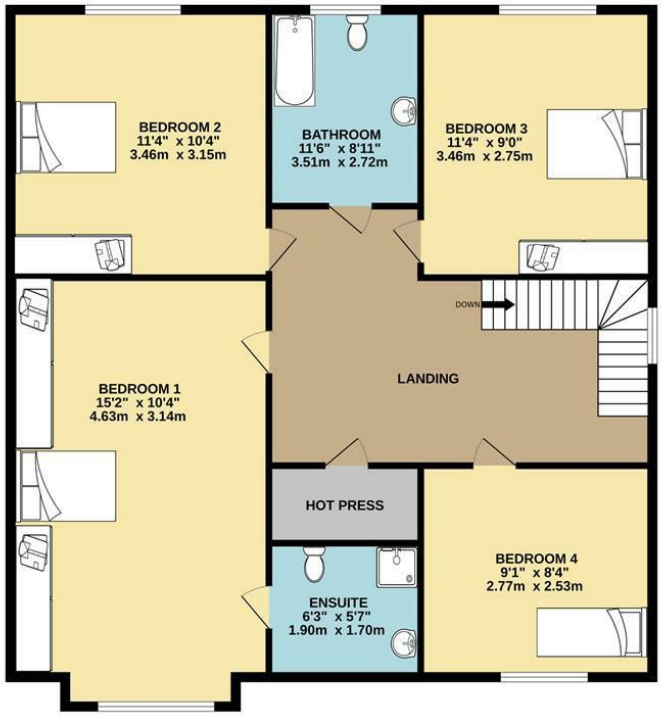
From Dublin travel along the M3 and exit at Junction 8 for Navan. At the roundabout turn left. At the second set of traffic lights turn left. Continue straight to the roundabout and turn left out the Trim Road. Continue straight and you will pass the Beechmount shopping centre on your right. Take the 5th right into Balreask Manor. Take the 2nd left and immediate right the property is located on the left hand side identified by our For Sale Sign.

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1410sq.ft. (131.0 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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