




A brilliant opportunity to purchase an A rated home. No 2 Cois Glaisin Park is an excellent 4 bedroom semi detached residence extending to c.132 sq.m located in Navan's popular residential development Cois Glaisin.

## 2 Cois Glaisin Park Navan Co Meath C15 DK8K

 1420.00 sq ft

 4 Bedrooms

 3 Bathrooms

### INTRODUCTION

This property is only five years old and was constructed by Glenveagh Homes to the highest standards of craftsmanship.

This home is finished with top quality flooring, tiling, modern kitchen and appliances and is ready for immediate occupation.

The property enjoys a lovely part red brick façade and is complimented with a fully landscaped back garden with extensive patio area.

Other features include a cobblelock driveway providing ample room for parking, gated side access, garden shed, built in bar area and clever little understairs playhouse.

Excellently located on the Dublin side of Navan Town with all the local facilities of Johnstown and the Bailis Centre on the door step.

Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 4 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

### FEATURES

- Gas heating & PV panels
- Alarmed
- Landscaped rear garden
- Exceptional interior décor
- Top quality flooring
- PVC double glazed windows
- PVC fascia and soffit
- Garden Shed
- Electric socket at the front and back of the house
- Wired for an electric car charger







### **FIXTURES & FITTINGS**

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

## ACCOMMODATION

### Entrance Hall

With wooden flooring, composite door and under stairs playhouse with door.

### Lounge

4.20 x 3.45

With wooden flooring, TV point and open plan to Kitchen / Dining

### Kitchen/ Dining

8.26 x 3.39

With wooden flooring, built in wall and floor units, stainless steel sink, gas hob, oven, extractor fan, splash back tiles, integrated dishwasher, integrated fridge freezer, recessed lights and patio doors to the back garden.

### Utility

1.86 x 1.46

With wooden flooring and plumbed for washing machine and tumble dryer.

### Study

3.51 x 2.71

With wooden flooring and tv point.

### Guest W.C.

With tiled floors and walls, w.c. and w.h.b.

### Landing

With wooden flooring and hot press fully shelved.

### Bedroom 1

3.71 x 3.40

With wooden flooring, built in wardrobes and TV point.

### Ensuite

2.04 x 1.84

With tiled floors and walls, w.c., w.h.b., wall mounted mirror cabinet, wall mounted shelf / towel holder and towel rail.

### Bedroom 2

3.40 x 3.28

With wooden flooring and built in wardrobes.

### Bedroom 3

3.73 x 2.68

With wooden flooring and built in wardrobes.

### Bedroom 4

2.80 x 2.08

With wooden flooring.

### Bathroom

2.58 x 1.70

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



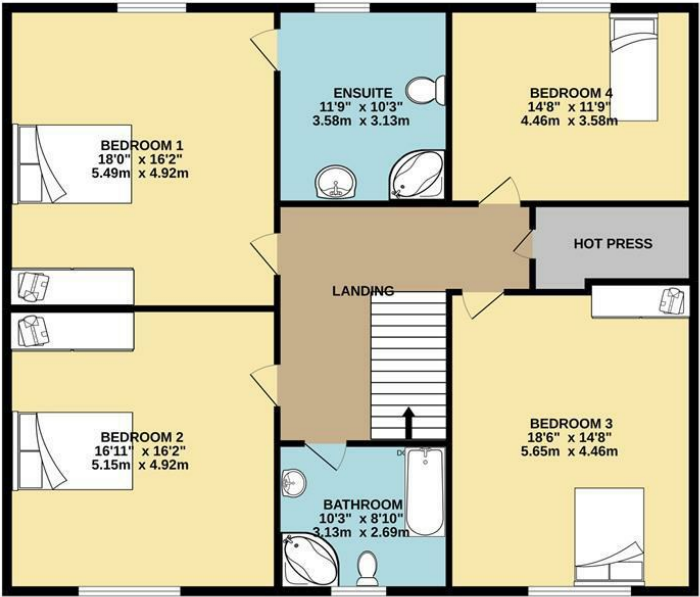


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA ; 2939 sq.ft. (273.0 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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