










An excellent two bedroom apartment extending to c. 93sq.m located in the lovely complex of Yellow Clay Manor which is located on the commons road 1km from Navan Town Centre.



# 20 Yellow Clay Manor, Navan, Co. Meath C15 HV00

 997.00 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

This apartment is located on the second floor of Yellow Clay Manor.

It has very spacious lounge/dining with a feature fireplace and door to a large kitchen with a utility off. This property also benefits from two spacious bedrooms with master ensuite and the entire property is in excellent condition.

Yellow Clay Manor is located in Navan and has great access to all the local amenities such as a number of primary and secondary schools, Navan Hospital, Beechmount shopping centre and many sporting facilities. It has excellent accessibility to the M3 and the bus stop with a regular bus service to the city centre.

Accommodation: Entrance hall, kitchen, lounge/dining, utility, 2 bedrooms (master with ensuite) and bathroom.

## FEATURES

- Large two bedroom penthouse apartment
- Well presented throughout
- Gas heating
- Private parking
- Small secure development
- Sought after complex
- Town centre location
- Excellent access M3 & regular bus to Dublin
- Adjacent all local amenities

## FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, fridge freezer, tumble dryer and washing machine are included in the sale.

## ACCOMMODATION

### Entrance Hall

With hardwood front door, wooding flooring and hotpress.

### Lounge / Dining

4.68 x 6.3

With wooden flooring, featured wooden fireplace with tiled insert and TV point.

### Kitchen

2.8 x 4.68

With wooden flooring, built in wall & floor units, oven, hob, fridge freezer and tiled backsplash.

### Utility

2.47 x 1.71

With vinyl flooring, built in wall and floor units, washing machine and tumble dryer.

### Bedroom 1

3.45 x 4.48

With hardwood flooring and built in wardrobes.

### Ensuite

2.26 x 1.75

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

### Bedroom 2

3.41 x 3.8

With wooden flooring and built in wardrobes.

### Bathroom

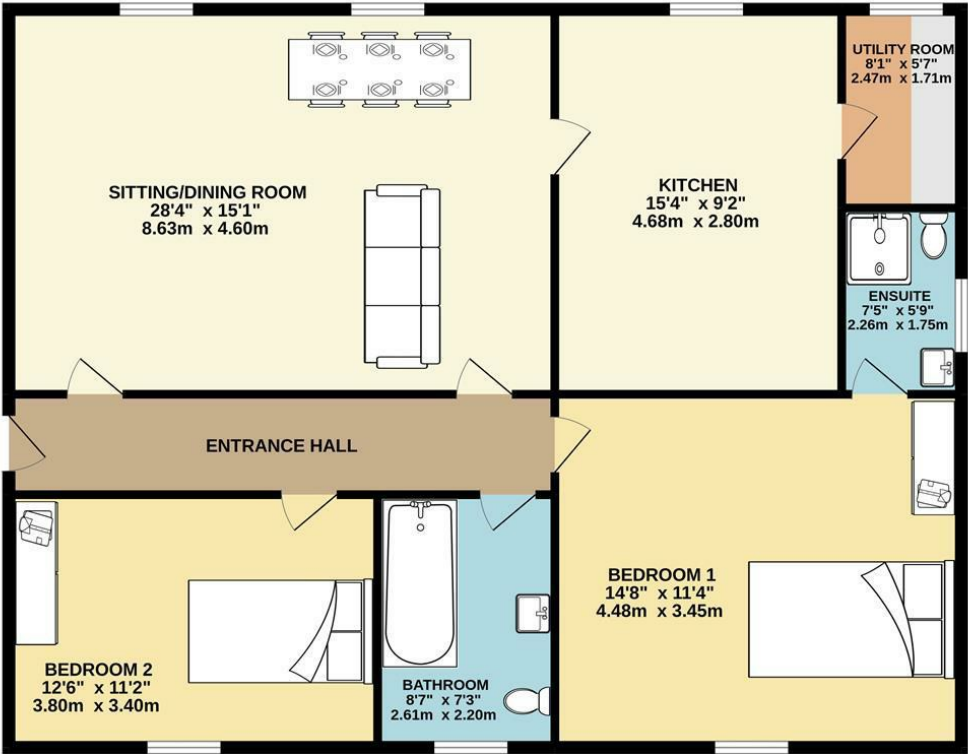
2.2 x 2.6

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



FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 1001sq.ft. (93.0 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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