




Raymond
Potterton

95 Bru na hAbhainn Navan Co. Meath C15 P89X

€259,950


BER C1





Raymond Potterton & Co. are proud to present this Stunning 3-bedroom residence located in the ever-popular Bru Na Habhainn in the bustling town of Navan.



95 Bru na hAbhainn Navan Co. Meath C15 P89X

 990.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

This elegant and spacious property of c. 1000sq/ft. is presented in turnkey condition throughout.

The property boasts many features such as spacious living accommodation, fully fitted kitchen, and a large rear garden with large storage shed included.

The bedrooms are all well-proportioned and very well presented.

The bathroom and guest w.c. is extensively tiled to a very high standard with quality fixtures and fittings throughout.

Bru na Habhainn is in an excellent location been within a stone's throw to local schools, shops, and the all amenities of the surrounding Navan area.

The M3 motorway is located close by and provides an easy reach to the M50 in Dublin.

Number 95 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

ACCOMMODATION

Entrance Hall
Wood flooring

Lounge
12'5" x 14'2"
Wood flooring, Open fire place, TV point, open plan to kitchen.

Kitchen / Dining
10'11" x 21'9"
Built in wall and floor units, oven, gas hob, tiled splashback, stainless steel sink unit, dishwasher, fridge freezer, quality worktop, solid flooring.

Guest W.C
4'0" x 6'10"
Tiled flooring with w.c. and w.h.b.

Utility
7'6" x 6'7"
Tiled floor, built in units, stainless steel sink, plumbed for washing machine and dryer.

Landing
Wood flooring, hot-press.

Bedroom 1
14'0" x 9'5"
Wood flooring, large built in wardrobes,

Bedroom 2
9'4" x 11'2"
Solid Wood flooring, built in wardrobe.

Bedroom 3
10'11" x 11'3"
Wood flooring,

Bathroom
8'2" x 6'6"
With tiled flooring, & partial tiled walls, w.c., w.h.b. and bath.

FEATURES

- Turnkey Condition
- Excellent location
- C1 Energy Rating
- Solid wood flooring
- Solid wood doors
- Open fireplace
- Garden Shed

FIXTURES & FITTINGS

All flooring, appliances and garden shed are included in the sale.

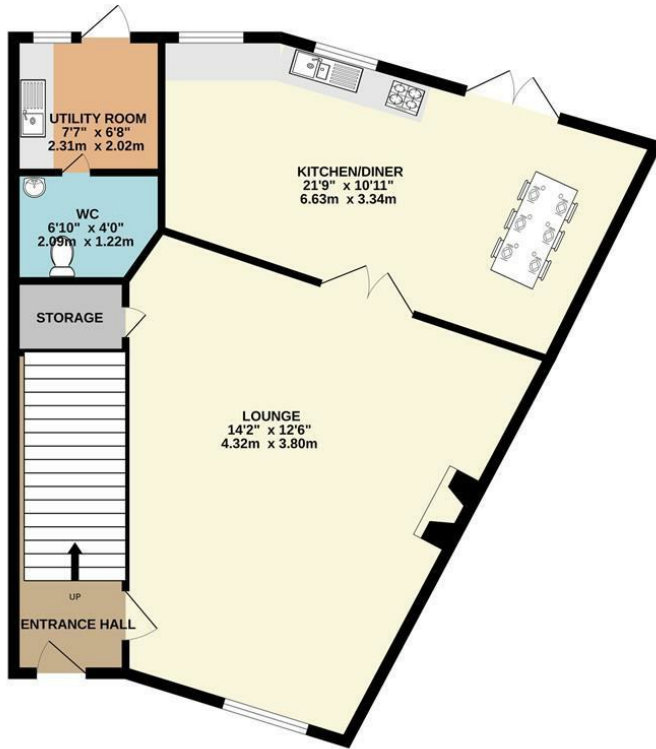
DIRECTIONS

From Dublin travel along the N3 into Navan. In Navan turn right at the fifth set of traffic lights. Continue straight and at the roundabout take the third exit. Continue to the end of the estate taking the left into Bru na hAbhainn and take the second left and the house is located in the corner identified by our For Sale sign.

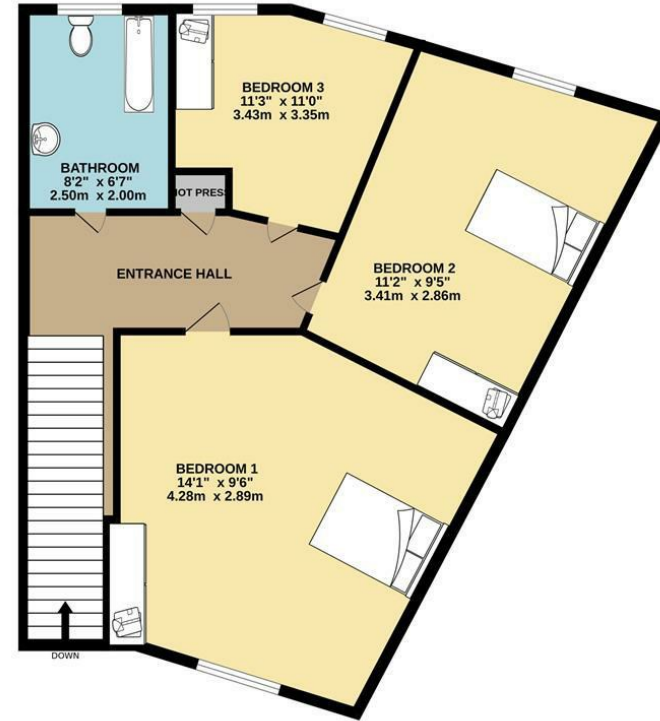


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 990sq.ft. (92.0 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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