




Raymond
Potterton

1 The Court, Ruxton Oaks, Navan Co Meath C15 XDF2

€395,000


BER A2





Originally the showhouse No 1 The Court is an excellent 3 bedroom semi detached house ideally located to the front of Ruxton Oaks.



1 The Court, Ruxton Oaks, Navan Co Meath C15 XDF2

 1242.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

The property overlooks a lovely green open plan space to the front and tucked to one side is an enclosed landscaped garden.

Extremely well finished with a part red brick façade and cream render finish with cream double glazed windows complimented with a cobblelock driveway and pathway with low boundary hedging and wrought iron fencing.

Internally this property offers a high end finish with top quality kitchen, flooring, tiling and built in media storage.

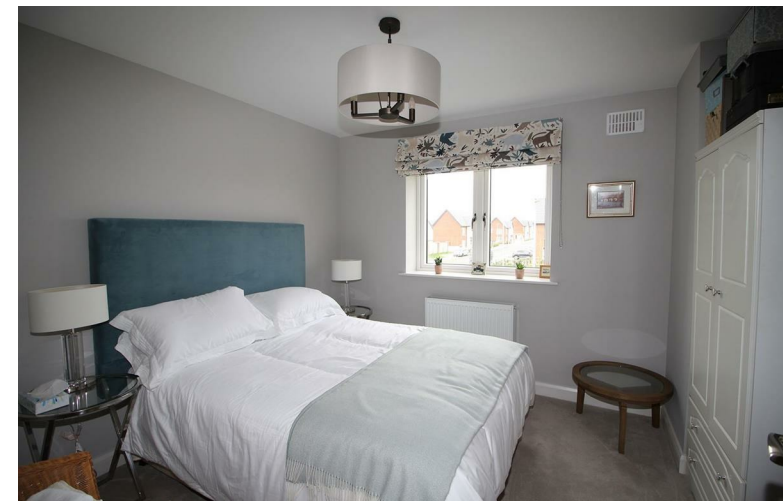
This property is one year old and offers an ideal opportunity to purchase an 'A' rated built home which is ready for immediate occupation.

Excellent located just off the Slane Road walking distance to Navan Town Centre. Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Entrance Hall, Lounge, Kitchen, Utility, Guest w.c., 3 Bedrooms (Main ensuite) and Bathroom.

FEATURES

- Air to water heat pump
- Remote Alarm & cameras
- Remote front door lock
- Electric car charging Point
- Landscaped rear garden
- Exceptional interior décor
- Top quality flooring
- PVC double glazed windows
- PVC fascia and soffit
- Garden Shed





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

With composite front door, wooden flooring and radiator cover.

Lounge

5.11 x 3.7

Lovely dual aspect room with wooden flooring, built in media and storage unit, feature railing and TV point.

Kitchen / Dining

5.18 x 4.01

With wooden flooring, built in modern wall and floor units, centre island with ceramic sink, oven, microwave, hob, extractor fan, integrated dishwasher, integrated fridge freezer and patio doors to the garden.

Utility

2.12 x 1.87

With tiled flooring, built in unit with counter top, washing machine, tumble dryer and door to kitchen.

Guest w.c.

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

Landing

With carpet, hotpress and stairs to the attic.

Bedroom 1

4.63 x 3.8

With carpet, built in wardrobes and T.V. points.

Ensuite

2.1 x 1.51

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

Bedroom 2

3.7 x 3.09

With carpet.

Bedroom 3

3.51 x 3.13

With carpet.

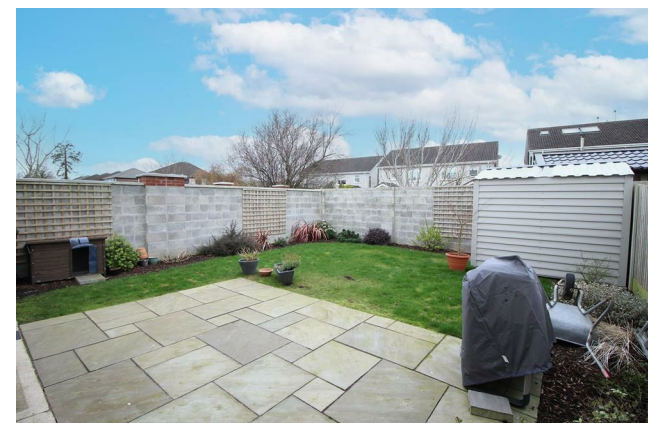
Bathroom

2.54 x 1.94

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

DIRECTIONS

EIRCODE: C15 XDF2

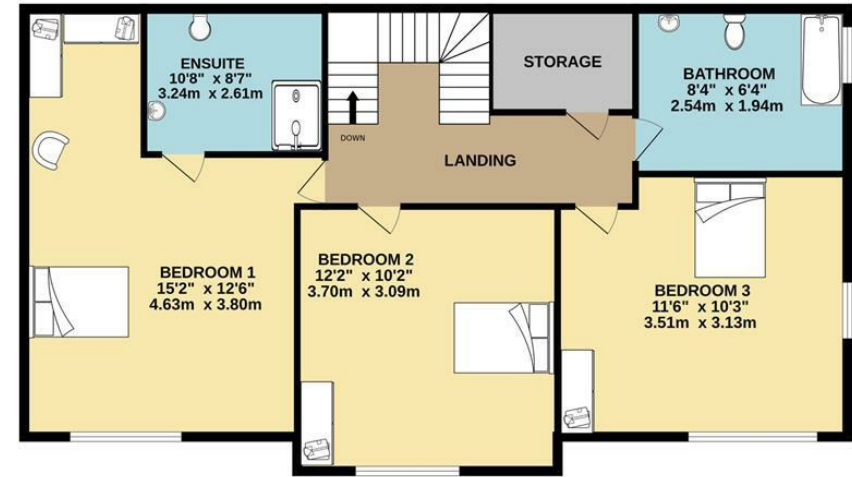


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1242sq.ft. (115.4 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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