








2 Belcourt is a 3 bed mid terrace house extending to c. 85 sq.m. with walled in front lawn and enclosed back yard with vehicular access providing access to parking. This property is a nice layout and with some of modernisation would make the perfect family home.



# 2 Belcourt, Navan, Co. Meath C15 H2K5

 915.00 sq ft

 3 Bedrooms

 1 Bathrooms

## INTRODUCTION

This property is well located in a nice mature residential area adjacent to all the facilities in Blackcastle just off the Slane Road in Navan Town.

It is within minutes walk from Navan Town Centre. It is adjacent all the local amenities in Blackcastle to include schools, local shops, church, swimming pool and leisure centre and the local GAA club. Easy access to the N2, M1 and M3.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Walk in shower / Back Hall, 3 Bedrooms and Bathroom.

## ACCOMMODATION

### Entrance Hall

With wooden flooring, PVC front door and downstairs storage.

### Lounge

10'0" x 15'6"  
With wooden flooring and tiled fireplace with open fire.

### Kitchen / Dining

16'4" x 9'10"  
With tiled flooring, built in units, 2 ovens, stainless steel sink, fridge, washing machine and tumble dryer.

### Shower Room

With tiled flooring, w.c., w.h.b. and walk in shower. PVC door to the rear.

### Landing

With carpet flooring and hotpress.

### Bedroom 1

10'3" x 10'6"  
With wooden flooring and built in storage.

### Bedroom 2

10'3" x 13'5"  
With wooden flooring, built in storage and free-standing wardrobe.

### Bedroom 3

9'11" x 7'2"  
With wooden flooring and free-standing wardrobe.

### Bathroom

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

## FIXTURES & FITTINGS

Sold as seen.

## FIXTURES & FITTINGS

- Wheelchair accessible front door.
- Enclosed yard to the rear
- Adjacent all local amenities
- Walking distance to Navan Town
- Oil fired central heating

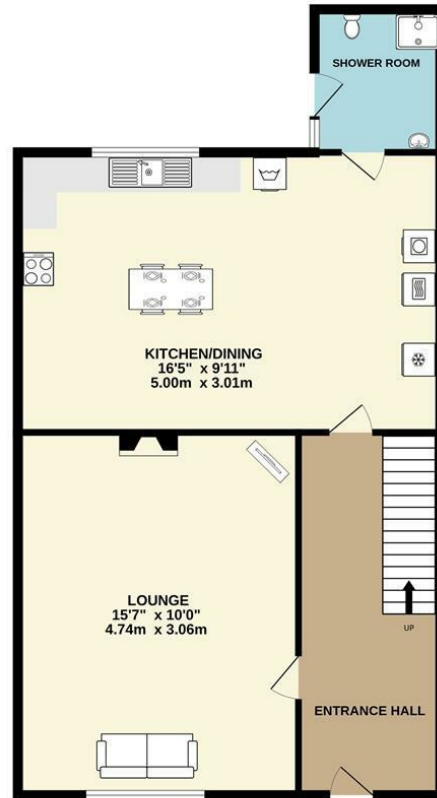
## DIRECTIONS

From Dublin travel into Navan along the M3. Take Junction 8 Navan South. At the 4th set of traffic lights turn right up Flowerhill. Continue to the roundabout and take the 3rd exit out the Slane Road. Take the third left and Belcourt is located on the left hand side. No 2 is identified by Our For Sale sign.

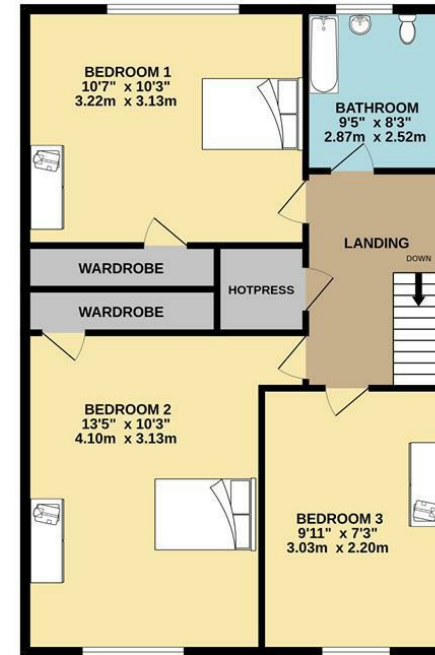


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 915sq.ft. (85.0 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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