








3 bedroom semi-detached house extending to 95 sq.m on a large corner site which is presented in good condition throughout.



7 Oak Vale, Bailis Downs, Navan, Co. Meath C15 W28C

 1022.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

A spacious 3 bedroom home with a large walled in driveway and wide side access. The property occupies a prime end site in a quiet cul de sac location with a large green to one side of the property.

It is excellently presented internally and is ready for immediate occupation.

Bailis Downs is a sought after development located on the Dublin side of Navan Town walking distance to a regular bus stop and Navan Town Centre and 5 minutes from the M3. It is also within walking distance of the Bailis Village Centre which includes Supervalu supermarket, array of shops including pharmacy, barbers, hair & beauty and Costa to mention a few. There is also a primary school (St. Stephens) and a secondary school (Colaiste na mi) within a 5 minute walk from the property.

ACCOMMODATION

Entrance Hall

5.3 x 1x77

With tiled flooring.

Lounge

3.73 x 5.69

With wooden flooring, feature fireplace, bay window and double doors to Kitchen / Dining.

Kitchen / Dining

5.43 x 3.66

With tiled flooring, built in wall and floor units, oven, hob, dishwasher, washing machine, and sliding doors to the rear garden.

W.c.

1.02 x 1.49

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

Landing

With carpet and hotpress.

Bedroom 1

4.11 x 3.47

With wooden flooring and built in wardrobes.

En-suite

2.24 x 1.53

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

Bedroom 2

3.55 x 3.03

With wooden flooring and built in wardrobe.

Bedroom 3

2.96 x 2.40

With carpet and built in wardrobe.

Bathroom

2.37 x 2.04

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

FEATURES

- Well presented throughout
- Big corner site
- Large driveway
- Sought after residential development
- PVC double glazed windows.
- Gas fired central heating.
- Block built shed.

FIXTURES & FITTINGS

Sold as seen.

DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at Junction 7. Travel into Navan and at the 1st set of traffic lights turn right. Continue straight and at the roundabout take the second exit. Take the first left into Bailis Downs. In Bailis Downs at the junction turn right. Continue and take the first right and the property is located on the right-hand side identified by our For Sale Sign.

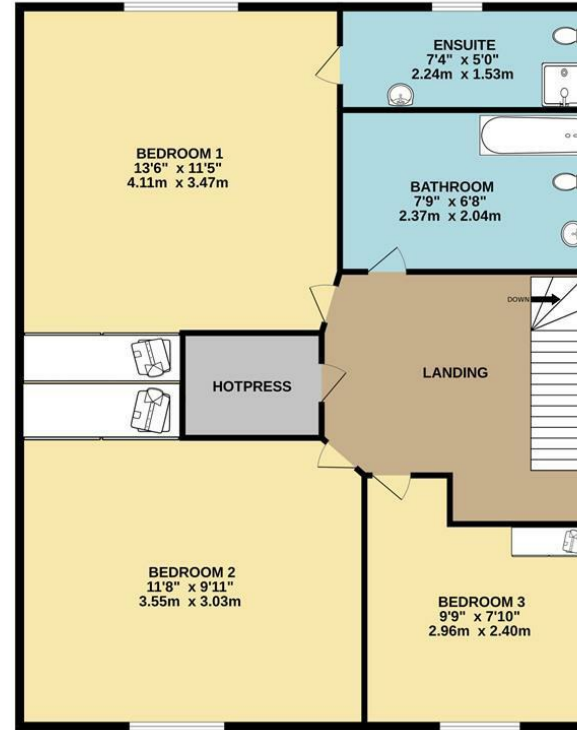


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1023sq.ft. (95.0 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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