Raymond Potterton

83 Fitzherbert Court Navan Co. Meath C15 K3T1

€360,000

BER C2

83 Fitzherbert Court is a very impressive 4/5 bedrooms semi detached house extending to 130sq.m. located in the mature estate of Fitzherbert Court.

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1399.00 sq ft | 4 Bedrooms | 3 Bathrooms

INTRODUCTION

The property has a lovely red brick façade with walled in cobblelock driveway and a large lawn to the rear. This property is nicely positioned with a large green to the front.

Fitzherbert Court is a mature and sought after development close to Blackcastle Shopping Centre and a number of excellent schools and walking distance to Navan Town Centre.

This property is very welcoming and is presented in very modern condition with light colours, panelling, built in storage units, hand painted kitchen, newly fitted bathroom and fitted wardrobes in all bedrooms.

The gas boiler has been recently upgraded, a hive system installed and the back garden is very well maintained with a lovely decked area and sunken trampoline.

Very well located on Slane Road with access to all the necessary amenities locally in Blackcastle and in Navan Town.

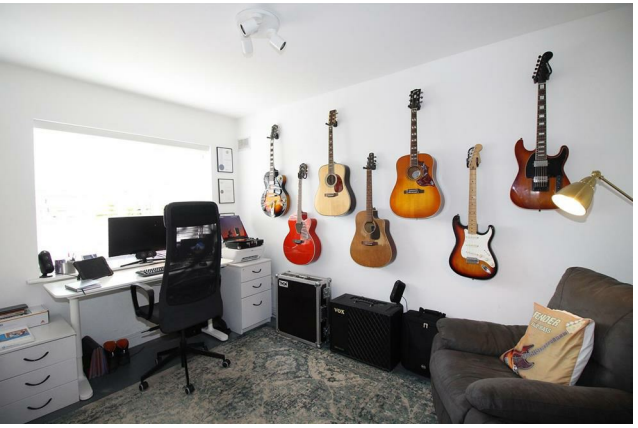
Access to the N2, N3, M3 and M1 is very convenient leaving ease of access to Dublin City and Airport.

FEATURES

- Excellent condition throughout
- Newly fitted bathroom
- Excellent storage
- Mature and sought after residential development
- Very attractive red brick façade
- Brick piers with cobblelock driveway
- Walled in sunny rear landscaped garden
- uPVC double glazed windows
- PVC facia and soffit

SERVICES

- Gas fired central heating (New Boiler)
- Hive heating controls
- Mains Water
- Mains Sewerage



FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall
5.13 x 1.53
With tiled flooring, panelling, radiator cover, coving and recessed lights.

Lounge
4.03 x 3.56
With wooden flooring, wooden fireplace cast iron insert (open fire) with feature brick wall, built in storage units, under counter strip lighting, coving and centrepiece.

Kitchen
4.78 x 4.74
With tiled flooring, hand painted kitchen with built in wall and floor units, centre island with seating, under press lighting, stainless steel sink unit, oven, 5 ring gas hob, extractor fan, integrated dishwasher and Kenwood fridge freezer.

Dining
3.64 x 3.35
With wooden flooring, coving, centrepiece and sliding doors to the rear garden.

Guest w.c.
With tiled floor, partially tiled wall, w.c. and w.h.b.

Study / Bedroom 5
3.96 x 2.48

Utility
2.02 x 1.2
With tiled flooring, stainless steel sink unit, washing machine, tumble drier and back door to the rear.

Landing
With carpet, panelling and hotpress.

Bedroom 1
3.92 x 3.45
With carpet and built in wardrobes.

Ensuite
2.3 x 0.91
With vinyl floor covering, w.c., w.h.b. and shower with Triton T90si.

Bedroom 2
3.63 x 3.14
With carpet and built in wardrobes.

Bedroom 3
3.75 x 2.96
With carpet and built in wardrobes.

Bedroom 4
3.52 x 2.98
With carpet and built in wardrobes.

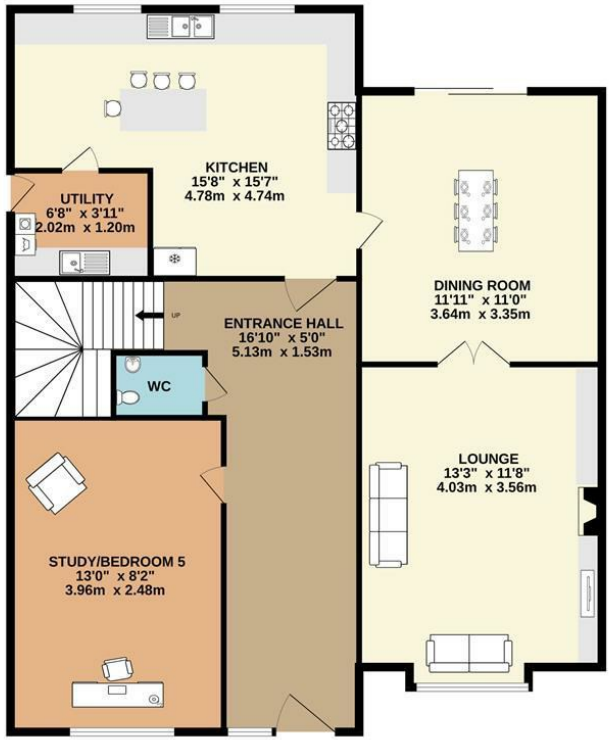
Bathroom
2.19 x 1.67
With tiled flooring, tiled walls, w.c., w.h.b with vanity unit, wall mounted mirror with light and bath.

DIRECTIONS

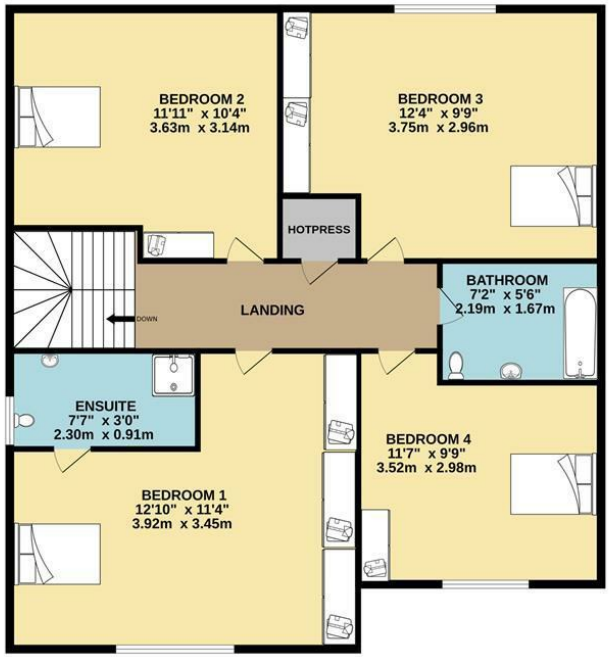
EIRCODE - C15 K3T1

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1399sq.ft. (130.0 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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