









Raymond Potterton Auctioneers are delighted to present this outstanding 4-bedroom detached residence in the ever-popular and sought after Tara Glen development.

## 2 Tara Glen Road Navan Co. Meath C15 K7X2

 1345.00 sq ft

 4 Bedrooms

 3 Bathrooms

### INTRODUCTION

This prime property located nicely overlooking a large green area in a mature residential development.

There is an attached garage ideal for conversion or as an excellent storage space.

The property is ready to go and features such as a large South facing rear garden with bright & spacious accommodation throughout.

It is within walking distance of all local amenities in Blackcastle Shopping Centre, schools, church and sporting facilities including the Aura Leisure Complex. Navan Town Centre is also close by.

This home boasts elegant and spacious living accommodation which comprises Entrance Hallway, Lounge, Kitchen/Dining and Utility Room on the Ground Floor and 4 Bedrooms (Master Bedroom with Ensuite) and Family Bathroom.

Early viewing is highly advised to see what's on offer behind the door of this superb family home,

### FEATURES

- Bright & spacious living accommodation
- South Facing rear garden
- Large front driveway
- Attached garage
- PVC double glazed windows throughout







### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, light fittings, appliances and stove are included in the sale



## ACCOMMODATION

### Entrance Hall

With wooden flooring, wooden door with two side glass panels, alarm and under stairs storage.

### Lounge

3.91 x 5.87

With wooden flooring, solid fuel stove and double door.

### Dining Room

4.14 x 2.88

With wooden flooring and sliding patio doors to the rear.

### Kitchen

5.48 x 3.02

With tiled flooring, built in wall to floor units, stainless steel sink, fridge freezer, extractor fan, oven, hob, dishwasher and sliding patio doors to the rear.

### Utility Room

1.45 x 2.22

With tiled flooring, built in wall to floor units, washing machine and tumble dryer.

### Guest w.c.

0.75 x 1.55

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

### Landing

With wooden flooring and hot press.

### Bedroom 1

3.14 x 4.97

With wooden floor and built in wardrobes.

### Ensuite

0.85 x 2.44

With vinyl flooring, particularly tiled wall, shower, w.h.b and w.c.

### Bedroom 2

4.11 x 3.14

with wooden floor and built in wardrobes.

### Bedroom 3

2.73 x 3.03

With wooden flooring and built in wardrobes.

### Bedroom 4

2.23 x 3.21

With wooden floor.

### Bathroom

1.95 x 1.69

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

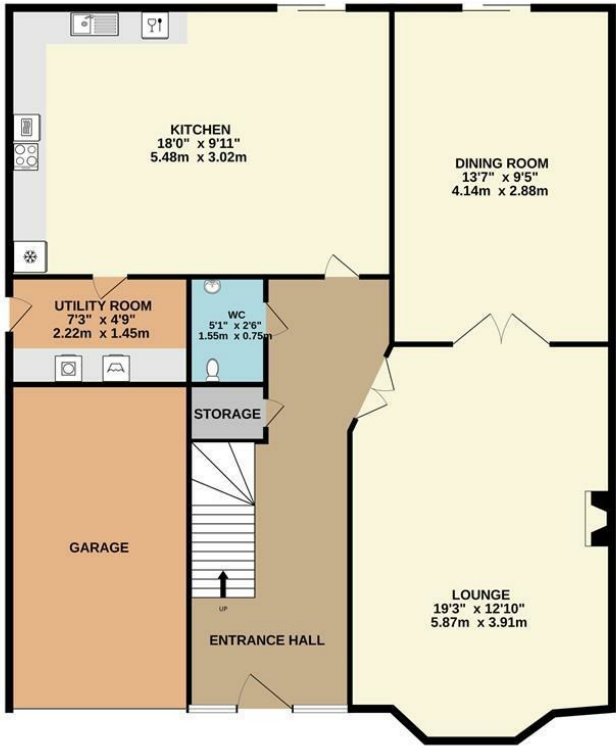
## DIRECTIONS

From Dublin travel along the M3 and exit at junction 8 into Navan. Travel towards Navan Town and at the fourth set of traffic lights turn right up Flowerhill. Take the first left and at the traffic lights continue straight. Continue straight and turn right for the Aura Leisure Complex. Continue past the Aura Leisure Complex and turn right into Tara Glen. In the development turn left and the property is located on the right hand side.

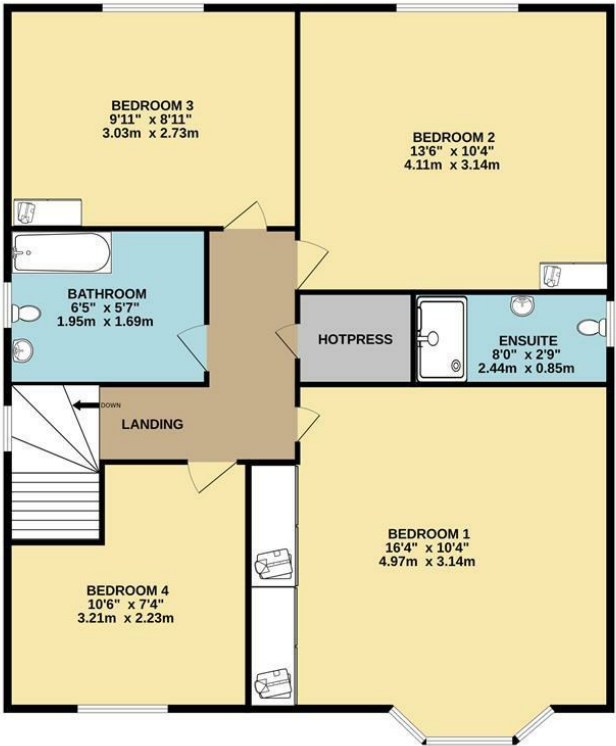


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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