








Raymond Potterton & Co. are delighted to bring to the market this large 3-bedroom extended family home nicely situated in the popular residential development of Ros Na Ri over looking a nice green area.

40 Ros na Ri Navan Co. Meath C15 X891

 1076.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

The property features a whole host of extras such as bright and spacious living accommodation throughout which every room has been extended and upgraded in recent years.

The property also boasts of a low maintenance rear garden with patio area and large garden shed with ample storage. The location of Ros Na Ri is second to none been within walking distance of all local amenities such as Navan Shopping Centre, schools, restaurants pubs and sporting facilities including Claremount stadium on your doorstep.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Study, Guest W.C., 3 Bedrooms and Family Bathroom

ACCOMMODATION

Entrance Hall

With tiled flooring and composite door with two side glass panels.

Lounge

18'4" x 11'3"

With wooden flooring, open fireplace, tv point and double doors.

Study

10'8" x 8'3"

With tiled flooring and double doors.

Kitchen

16'4" x 12'11"

With tiled flooring, wall to floor units, splash back tiling, oven, hob, extractor fan, fridge, freezer, washing machine, and Belfast style sink.

Dining Room

8'11" x 10'8"

With tiled flooring.

Guest w.c.

2'2" x 5'2"

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

Landing

With Carpet and hotpress.

Bedroom 1

10'11" x 13'4"

With wooden flooring and built in wardrobes.

Bedroom 2

8'8" x 11'8"

With wooden flooring and built in wardrobes.

Bedroom 3

7'8" x 8'6"

With wooden flooring.

Bathroom

5'5" x 9'7"

With tiled flooring and walls, w.c., w.h.b., bath, towel rack and vanity unit.

FIXTURES & FITTINGS

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

FEATURES

- Gas fired central heating
- Large kitchen extension
- Rear garden with feature patio area
- Front driveway
- Garden shed
- PVC double glazed windows
- Ready to go

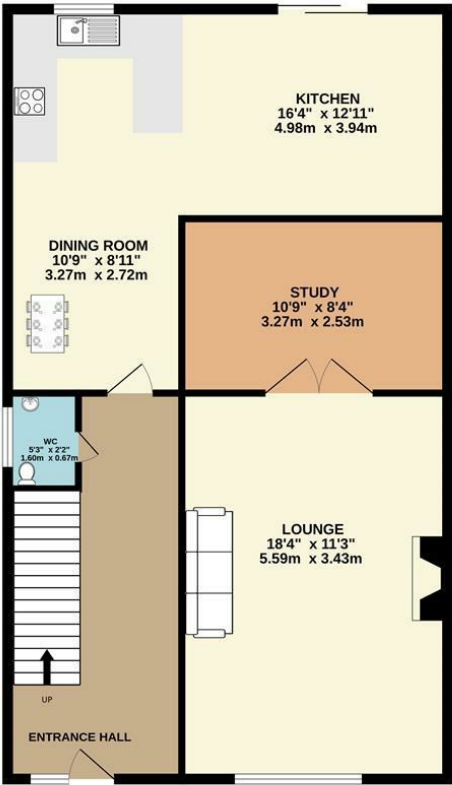
DIRECTIONS

From Dublin travel along the M3 and exit at Junction 9 for Navan. At the roundabout take the 3rd exit, go straight at the next roundabout. At the next roundabout take the 2nd exit. Take the 1st right and travel pass the Hospital to the traffic lights. Take a right turn at the traffic lights out the Commons Road. Continue straight at the traffic light past Commons cars on the left. Continue pass Claremount Stadium on the left and Ros Na Ri is located shortly after on the left hand side. In Ros Na Ri take the second right turn and the property is located on the right hand side identified by our For Sale Sign.

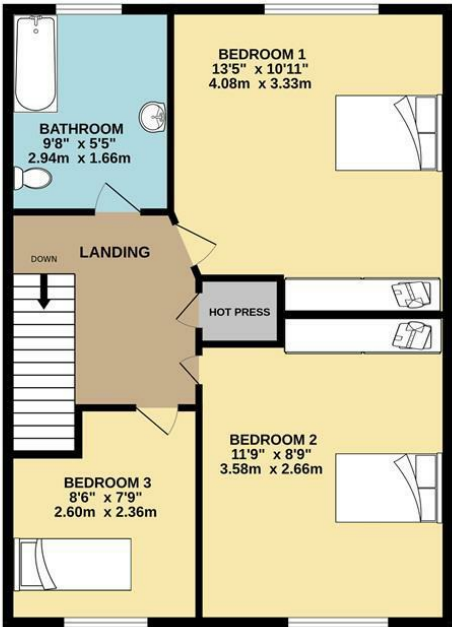


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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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