










This is a wonderful semi-detached family home with three bedrooms, spanning approximately 98sq.m, and is situated in a pleasant location with a lovely view of a spacious green area.

# 13 Rowan Glen Navan Co. Meath C15 AXT7

 1055.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property has numerous features, including bright and spacious living quarters and a high standard of finish throughout. It also boasts a cobble lock driveway and a beautifully landscaped rear garden.

Rowan Glen has an ideal location, situated within walking distance of Navan town centre, Johnstown Shopping Centre, and many schools, shops, and restaurants.

It is conveniently located near Exit 8 of the M3 motorway and is easily accessible from the M50 and Blanchardstown (25 minutes).

There are also great public transport links to Dublin city centre right on your doorstep.

Accommodation includes Entrance Hall, Lounge, Kitchen / Diner, Guest W.C., 3 Bedrooms with master ensuite, Main Bathroom, and Garden Shed.

## FEATURES

- Exclusive and sought after residential area
- Dublin side of Navan close proximity to M3
- Garden shed.
- PVC double glazed windows
- PVC fascia and soffit
- Gas central heating
- Cobblelocked front driveway
- Pristine Condition
- Freshly painted
- New Carpet

## FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings and appliances

## ACCOMMODATION

### Entrance Hall

With tiled flooring and wooden door with side glass panels

### Lounge

5.17 x 3.23

With wooden flooring and cast iron open fire place

### Kitchen

2.49 x 4.59

With tiled flooring, wall to floor units, oven, hob, extractor fan, integrated fridge freezer and stainless steel sink.

### Dining room

3.42 x 2.76

With tiled flooring and Patio doors to the rear

### W.C.

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

### Bedroom 1

3.19 x 3.16

With Wooden floors and built in wardrobes

### Ensuite

2.47 x 0.90

Tiled flooring and tiled walls, w.c., w.h.b. and shower

### Bedroom 2

4.64 x 2.76

Carpet and built in wardrobes

### Bedroom 3

2.79 x 2.31

With wooden flooring and built in wardrobes

### Bathroom

2.03 x 1.85

Tiled flooring and tiled walls, w.c., w.h.b. and bath

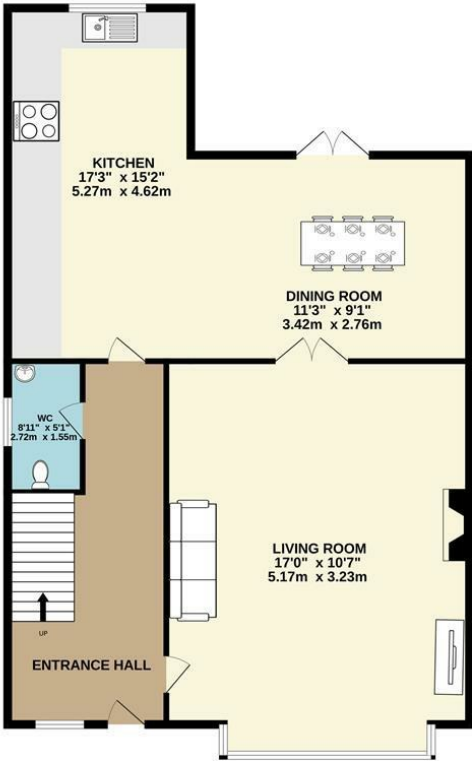
## EIRCODE

C15 AXT7

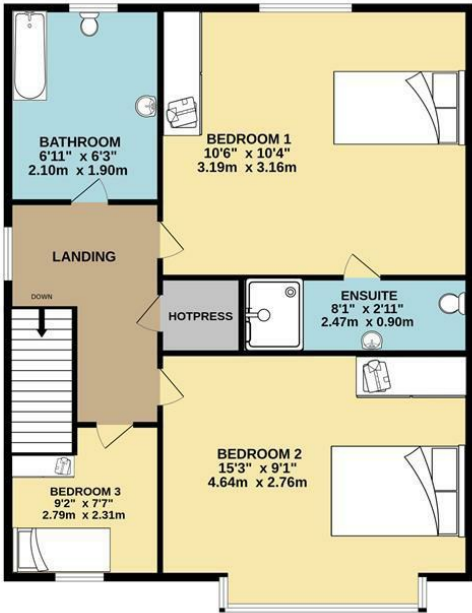


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1055sq.ft. (98.0 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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