








An exceptional family home with extra-large garden nicely situated in the popular residential development of Blackcastle Demesne.

It is rare that such a stunning property such as this comes to the market and early interest is expected.

88 Blackcastle Demense Navan Co Meath C15 A4X7

 1023.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This family home finished to a very high standard throughout and no stone has been left unturned in the décor.

The property benefits an extra-large corner site garden which would suit an extension/ garage and still have a massive garden to enjoy

The location of Blackcastle demesne is second to none been within walking distance to Navan town centre, and close to many local schools, shops & restaurants.

Exit 9 of the M3 motorway is within minutes' drive which provides easy reach of the M50 & Blanchardstown (25 Minutes). There is also excellent public transport links to Dublin city centre from Navan.

Accommodation includes Ground floor: Entrance Hall, Lounge, Kitchen / Diner, Guest W.C., First floor: Three Bedrooms with master ensuite, Main Bathroom,

FEATURES

- Excellent condition throughout
- Gas fired central heating
- Extra-large garden
- Close to all amenities
- Ideal for 1st time buyers





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

4.8 x 1.9

With tiled flooring and uPVC front door.

Lounge

3.8 x 4.6

With wooden flooring, feature fireplace

Guest w.c.

1.0 x 1.7

Fully tiled with w.c. and w.h.b.

Kitchen / Dining

5.62 x 3.96

With tiled flooring, built in wall and floor units, 6 ring gas hob, oven, large extractor fan, fridge freezer, washing machine and dishwasher. Dining area with wooden flooring and door to rear.

Landing

With carpet

Bedroom 1

4.2 x 3.1

With carpet and built in wardrobe.

Ensuite

1.2 x 2.9

Fully tiled with w.c., w.h.b. and shower.

Bedroom 2

3.1 x 3.1

With carpet and built in wardrobe.

Bedroom 3

3.2 x 2.3

With carpet.

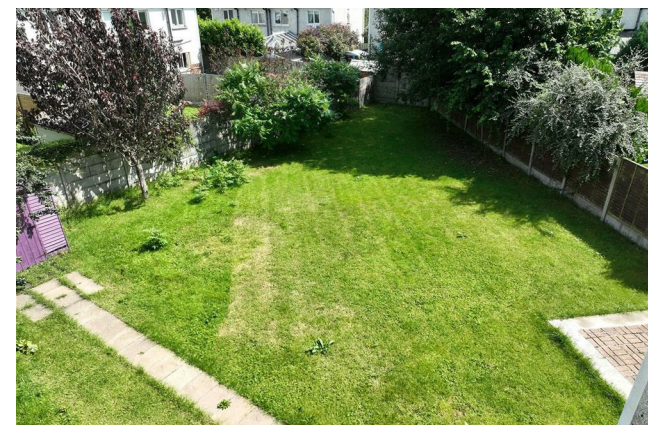
Bathroom

2.56 x 2.39

Fully tiled with w.c., w.h.b. and bath.

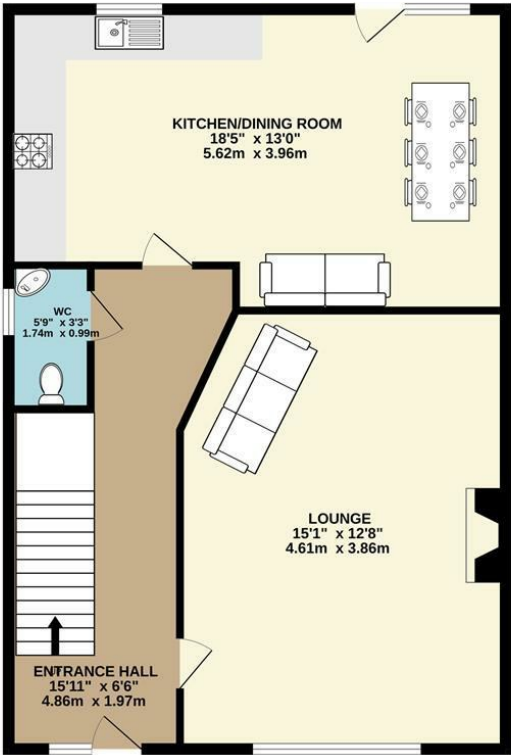
DIRECTIONS

From Dublin travel along the M3 and exit at Junction 8 for Navan. Travel towards the town and turn right at the fifth set of traffic lights up Flower Hill. Continue straight to the roundabout and take the third exit out the Slane Road. Turn right into Blackcastle Demesne which is on your right hand side. Take the 2nd left and the next left followed by a left and property is located on the left hand side.

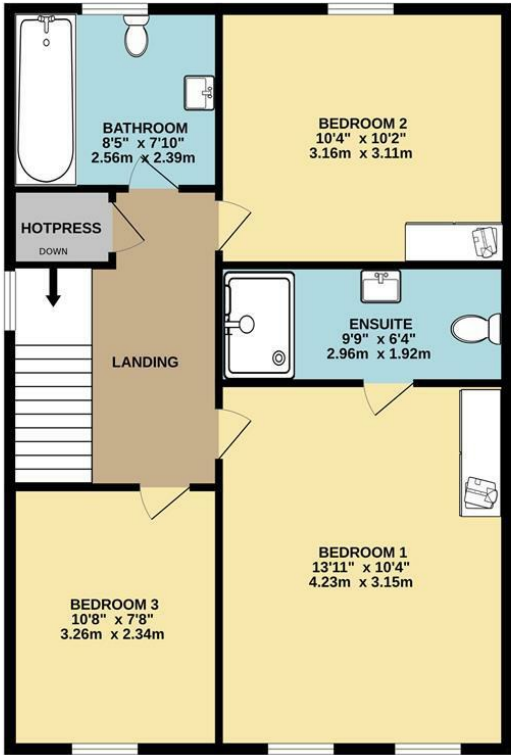


FLOOR PLAN

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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