



  
Raymond  
Potterton

81 Tubberclaire Meadows, Navan, Co. Meath C15 X0NP

€310,000


BER B2





An excellent 4 bedroom semi detached house extending to c. 117 sq.m. located in a nice cul de sac overlooking a large green open space in the sought after development Tubberclaire Meadows on the Old Athlumney Road a stroll from Navan Town Centre.



# 81 Tubberclaire Meadows, Navan, Co. Meath C15 X0NP

 1259.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is nicely finished with a red brick and dash facade, low landscaping with open parking to the front and a lovely large landscaped back garden.

Internally this property is spaciouly laid out throughout with a large bright Entrance Hall, Lounge to the front with large bay window with double doors which provides an excellent flow that seamlessly connects the living space with the kitchen and dining area. All four bedrooms are an excellent size.

Boosting an superb 'B' Energy rating this property benefits from a newly installed condenser gas boiler and would be applicable for a green rate mortgage. The property is also fully alarmed.

Based in a lovely quiet residential area this property is an ideal first time buyer home.

Navan offers a host of amenities including schools, parks, playgrounds, walking trails and this property is conveniently located to all these along with easy access to the M3 motorway.

Accommodation includes, Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 4 Bedrooms (Main Ensuite) and Bathroom.

## FEATURES

- Sought after residential area
- Spacious accommodation throughout
- Well presented
- Fully alarmed
- B rating with a new condenser gas boiler
- Garden shed
- Mains water
- Mains sewerage





### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, electrical appliances and garden shed are included in the sale.



## ACCOMODATION

### Entrance Hall

2.58 x 5.86

With wooden flooring, PVC front door with glass side panels, 2 storage rooms and alarm.

### Lounge

5.19 x 3.54

With wooden flooring, marble fireplace with electric insert and TV point

### Kitchen

3.76 x 3.30

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

### Dining

3.77 x 2.73

With wooden flooring and patio doors

### Utility

1.57 x 3.46

With tiled flooring, built-in units, partially tiled walls and stainless steel sink.

### W.C.

1.38 x 1.86

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

### Landing

With carpet and hotpress

### Bedroom 1

4.65 x 3.12

With wooden flooring and built-in wardrobes

### En-suite

2.26 x 1.02

With tiled flooring, partially tiled walls, w.c, w.h.b. and shower with triton electric shower.

### Bedroom 2

3.14 x 3.37

With wooden flooring and built-in wardrobes.

### Bedroom 3

2.34 x 2.99

With wooden flooring and freestanding wardrobe.

### Bedroom 4

2.56 x 3.0

With wooden flooring.

### Bathroom

1.87 x 2.15

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

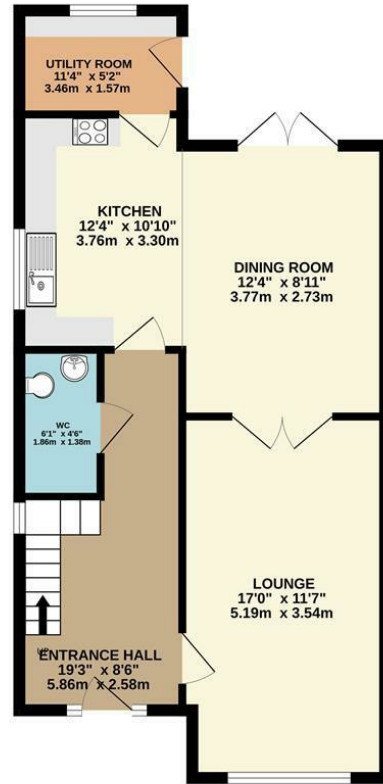
## DIRECTIONS

C15 X0N9

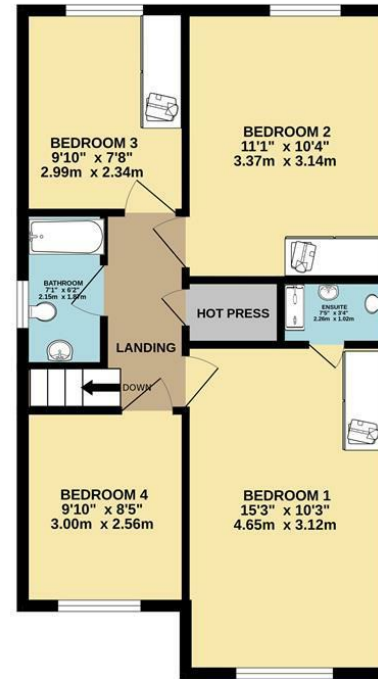


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA - 1225sq. ft. (113.8 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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