




**Raymond
Potterton**

9 Mellows Terrace Navan Co. Meath C15 W3Y2

€249,950


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Raymond Potterton Auctioneers are delighted to present this excellently located 4 Bedroom residence close to Navan Town Centre.



9 Mellows Terrace Navan Co. Meath C15 W3Y2

 807.00 sq ft

 4 Bedrooms

 1 Bathrooms

INTRODUCTION

Mellows Terrace is a quaint development on Academy Street in Navan town centre and boasts of peaceful surroundings.

The property also features a nice rear garden with rear access from the back lane and to the front a large garden complemented by metal railings.

The property is ideally located within walking distance of the town centre and is serviced by a whole host of local amenities including, shops restaurants schools, excellent fishing and golf courses.

The property is also within easy reach of Dublin via the M3 motorway and journey times to M50 is approximately a 25-minute drive.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Utility Room, 4 Bedrooms and Bathroom.

FEATURES

- Bright & spacious living accommodation
- Feature rear garden
- Sought after location
- Oil fired central heating
- Located walking distance to town centre
- Within easy reach of Dublin
- Master Bedroom has option to extend into Attic Room for Ensuite





FIXTURES & FITTINGS

All flooring, curtains, light fittings and oven are included in the sale.



ACCOMMODATION

Entrance Hall

With laminate flooring.

Lounge

11'1" x 11'9"

With carpet and open fire.

Kitchen / Dining Room

12'5" x 10'9"

With laminate flooring , built in wall and floor units, oven and dishwasher.

Utility Room

5'1" x 8'10"

With laminate flooring.

Bedroom 1

7'10" x 9'2"

With laminate flooring and wardrobes.

Bedroom 2

12'0" x 6'10"

With laminate flooring and wardrobes.

Bedroom 3

11'9" x 9'10"

With carpet and wardrobes.

Bedroom 4

11'10" x 6'6"

With carpet and wardrobes.

Bathroom

6'2" x 6'11"

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

DIRECTIONS

From Dublin take the M3 motorway to Navan. Exit at junction 8 Navan South and take first left at roundabout towards Navan town centre, continue for 1.5 km and continue straight at the first set of traffic lights, continue for 200m and take the first left onto Academy Street, continue for 300m and Mellows Terrace is located on the left hand side.

EIRCODE: C15 W3Y2

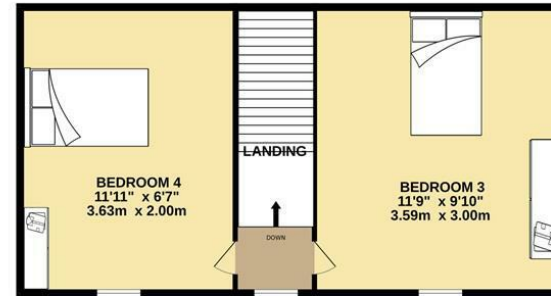


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 807sq.ft. (75.0 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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