




A spacious 3 bedroom semi detached with garage located in a mature residential area Troytown Heights off the Proudstown Road walking distance from Navan Town Centre.



64 Troytown Heights, Navan, Co. Meath C15 C9H0

 1076.00 sq ft

 3 Bedrooms

 1 Bathrooms

INTRODUCTION

Located in a nice cul dec sac location in the development No 64 enjoys a lovely large walled in site with tarmac driveway and good sized back garden with garden shed. Extending to 100 sq.m this property was well maintained over the year and with its spacious accommodation and attached garage it is an ideal family home.

Troytown Heights is brilliantly located only 2km from Navan town centre. It is within walking distance to all local amenities such as shops, pubs, gyms, cafes, restaurants, bus routes to Dublin, primary and secondary schools.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Utility, 3 Bedrooms, Family Bathroom and Garage.

FEATURES

- Mature residential development
- Located close to Navan Town Centre
- Nicely presented throughout
- Large rear garden
- Oil fired central heating
- Attached garage offering possibility for conversion





FIXTURES & FITTINGS

All carpets, curtains, blinds, light fittings, oven, hob, extractor fan and garden shed are included in the sale.



ACCOMMODATION

Entrance Porch

With tiled flooring.

Entrance Hall

10'2" x 6'10"

With carpet flooring.

Lounge

13'5" x 12'1"

With carpet flooring, feature fireplace with wooden surround (open fire), coving and centrepiece.

Kitchen / Diner

19'4" x 11'9"

Kitchen area with tiled flooring, built in wall and floor units, stainless steel sink and open plan to Dining area with carpet, wooden fireplace and open fire.

Utility Room

8'6" x 7'10"

With tiled flooring, built in floor units, wall shelving, washing machine, door to the rear and access to the garage.

Landing

With carpet flooring.

Bedroom 1

13'5" x 11'9"

With carpet flooring and built in wardrobe.

Bedroom 2

13'5" x 8'10"

With carpet flooring.

Bedroom 3

8'10" x 8'2"

With carpet flooring and built in wardrobe.

Bathroom

6'10" x 6'2"

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

Garage

11'9" x 8'2"

With up and over door.

DIRECTIONS

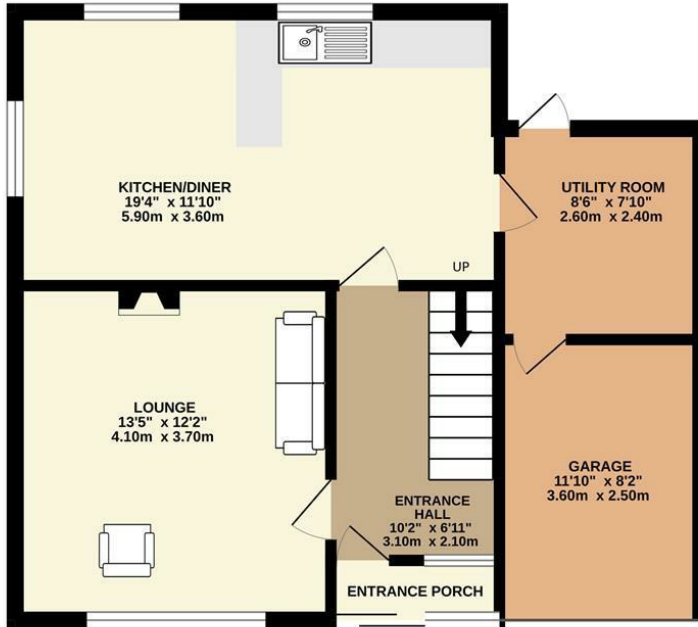
From Dublin travel on the M3 and exit at Junction 8 for Navan. At the roundabout take the 1st exit towards Navan. At the 4th set of traffic lights turn right up Flowerhill. At the roundabout take the 2nd exit signed Kingscourt. Take the 2nd left turn after the Topaz Petrol Station into Troytown Heights. Take the second turn to the right and the property is located on the left hand side identified by our 'For Sale' sign.

Eircode: C15 C9H0

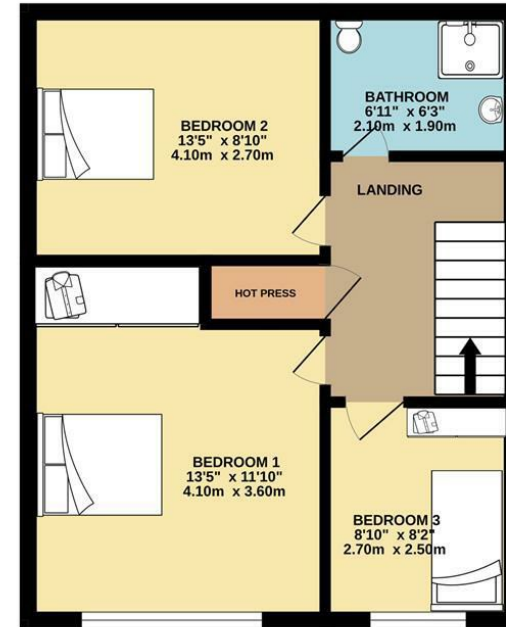


FLOOR PLAN

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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