



85 Tubberclaire Meadows, Navan, Co. Meath C15 X97W


€310,000







An excellent 4 bedroom semi-detached house extending to over 117 sq.m in walking distance to Navan town. Located in the popular development Tubberclaire Meadows in a nice quiet cul de sac location.

85 Tubberclaire Meadows, Navan, Co. Meath C15 X97W

 1259.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is presented in good condition and offers large living and bedroom accommodation. The house internally has been well maintained over the years and is ready for immediate occupation.

The property is nicely positioned on an end site overlooking a large green. There is parking with low landscaping to the front of the house. The back garden is spacious and is bound by walls on two sides and a good quality fence.

This would make an ideal family home close to a commuter town Navan which is 2km away and the property is located 1 km from Johnstown which provide a large array of local amenities.

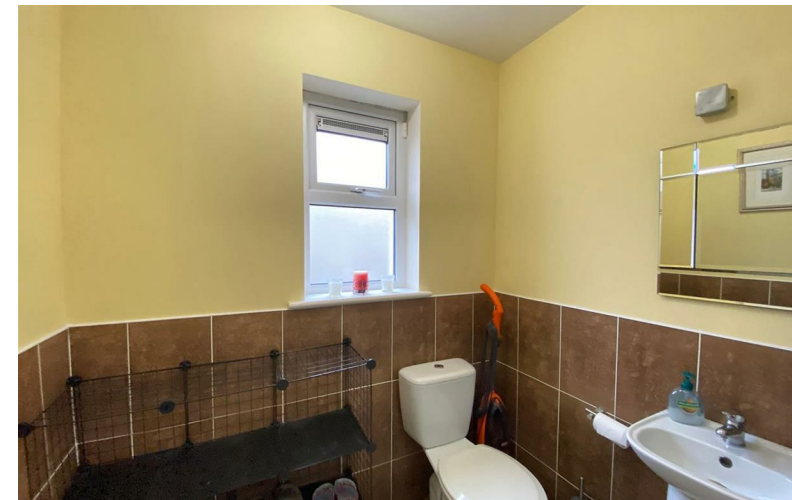
There is excellent accessibility to public transport, primary & secondary schools, shops, cafes, restaurants, pubs, gyms and leisure centres.

Only minutes away from the M3 motorway, 25 minutes from Blanchardstown and 40 minutes to Dublin airport.

Accommodation includes Entrance Hall, Lounge, Dining room, Kitchen, Utility, Guest w.c, 4 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Very well presented
- Corner site in a cul de sac location
- Walled in rear garden and good quality fences
- Wide side access
- Gas fired central heating (Upgraded boiler)
- Fully alarmed
- External cameras and monitor system





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, washing machine, tumble dryer, integrated dishwasher, integrated fridge freezer and garden shed are included in the sale. Furniture open to an offer.

ACCOMMODATION

Entrance Hall

18'7" x 3'4"

With wooden flooring.

Lounge

16'0" x 11'1"

With wooden flooring and marble feature fireplace with gas fire insert.

Kitchen

12'1" x 10'9"

With tiled flooring, built in wall and floor units, splashback tiling, extractor fan, newly fitted induction hob, oven, integrated dishwasher and integrated fridge freezer.

Diningroom

13'1" x 8'10"

With wooden flooring and patio doors to the rear garden.

Utility Room

10'9" x 5'6"

With tiled flooring, built in storage, washing machine and tumble dryer and door to the rear.

Guest w.c.

5'10" x 5'6"

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

Bedroom 1

10'2" x 15'1"

With carpet and built in wardrobes.

En-suite

3'11" x 7'2"

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

Bedroom 2

10'5" x 10'5"

With carpet and built in wardrobes.

Bedroom 3

7'10" x 9'6"

With carpet.

Bedroom 4

8'2" x 10'2"

With carpet.

Bathroom

6'10" x 6'10"

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

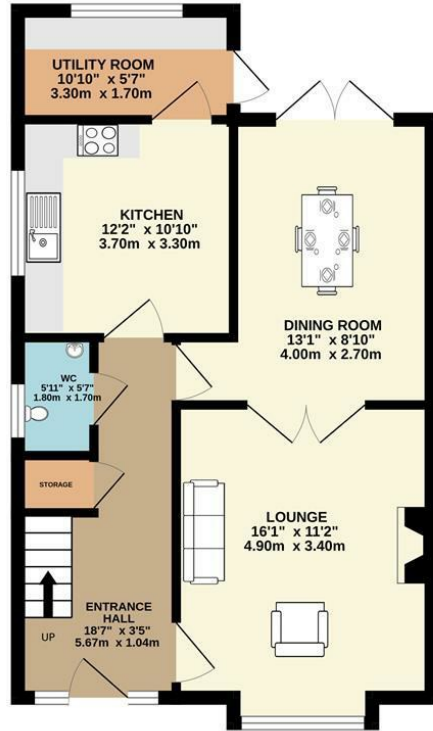
DIRECTIONS

From Dublin travel along the M3 and exit at Junction 8 for Navan. Travel towards Navan. At the 3rd set of traffic lights turn right. Continue straight and take the left turn before Gaffneys Filling Station (on the left). Tubberclaire Meadows is the 3rd development on the left-hand side on the Old Road Athlumney. In the development take the first right, 2nd right and the property is located on the left-hand side identified by our For Sale sign.

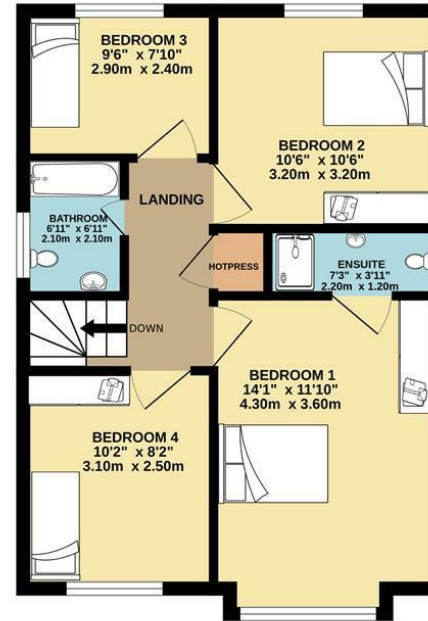


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1259sq.ft. (117.0 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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