



3 The Pines, Beaufort Place Navan, Co. Meath C15 W3P0


€320,000







An outstanding large 3/4 bedroom semi detached residence on a large site located in Beaufort place a much sought after and mature residential development close to Navan Town centre.

3 The Pines, Beaufort Place Navan, Co. Meath C15 W3P0

 1184.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This large family home also boasts an attractive façade with a walled in driveway and beautiful garden to rear with large storage shed.

The location of the property is second to none and is within walking distance to schools, shops, restaurants, golf courses heritage sites, river walks and a whole host of other local amenities.

The property benefits from and boasts of bright and spacious living accommodation throughout the entire property.

Convenient location close to Dublin with excellent road and bus links to the city centre.

This property coupled with superb living accommodation combine to create this impressive family home.

This excellent property is sure to attract a lot of early interest and viewing is highly recommended to appreciate the sheer quality behind the door of number 3.

Accommodation includes: Ground Floor - Entrance Hall, Lounge, Study/Reception Room/Bedroom, Kitchen/ Dining room, Utility room, Guest w.c., First Floor - 3 Bedrooms (Master Ensuite) and Bathroom.

FEATURES

- Landscaped front and rear garden
- Patio
- Garden shed
- Cobblelock driveway
- Peaceful location
- Within easy reach of Dublin
- Bright & spacious living accommodation throughout





FIXTURES & FITTINGS

All flooring, blinds, oven / hob, extractor fan, and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

16'7" x 5'6"

With wooden flooring.

Lounge

19'1" x 12'4"

With wooden flooring and insert open fire with feature fireplace.

Study / Reception Room

16'1" x 8'5"

With wooden flooring.

Kitchen / Dining Room

18'6" x 10'1"

With wooden and laminate flooring, built in wall and floor units, extractor fan, oven and electric hob.

Utility Room

6'1" x 5'9"

With tiled flooring and built in wall and floor units.

Guest w.c.

5'8" x 2'4"

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

Landing

9'7" x 6'2"

With carpet flooring.

Bedroom 1

14'9" x 8'5"

With carpet flooring and built in wardrobe.

Ensuite

6'6" x 2'10"

With tiled flooring.

Bedroom 2

12'3" x 8'6"

With carpet flooring and built in wardrobe.

Bedroom 3

8'9" x 7'4"

With carpet flooring and built in wardrobe.

Bathroom

7'3" x 5'6"

With tiled flooring, wooden wall paneling w.h.b, w.c and bath.

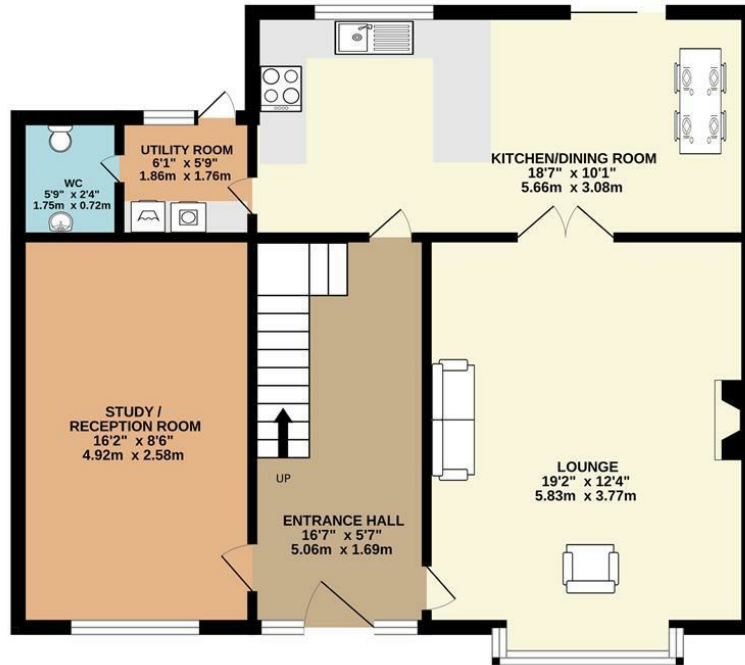
DIRECTIONS

From Dublin travel into Navan along the M3. Exit at Junction 8. At the 4th set of traffic lights turn right up Flowerhill. Continue to the roundabout and go straight out the Kingscourt Rd. Take the left before the Circle K Station into Beaufort Place. Take the second turn left into the pines number 3 is located on the left hand side.

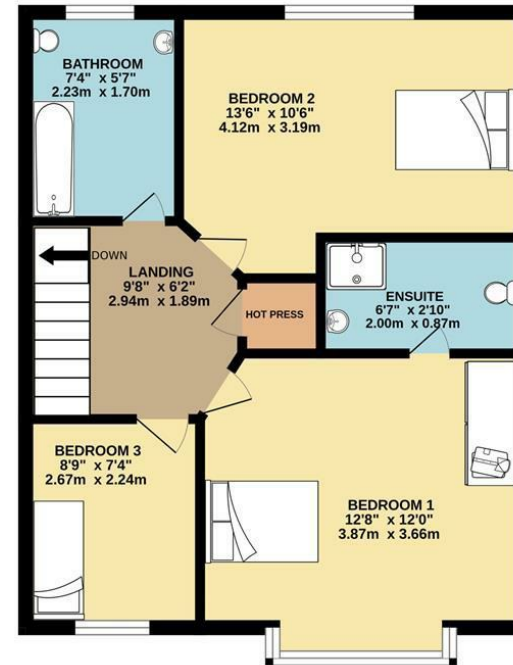


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1184sq.ft. (110.0 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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