



17 Canterbrook Navan Co. Meath C15 NX77

€385,000








No. 17 is a spacious 4/5 bedroom semi-detached home on an extra large corner site located in the sought after residential area of Canterbrook.



17 Canterbrook Navan Co. Meath C15 NX77

 1700.00 sq ft

 5 Bedrooms

 4 Bathrooms

INTRODUCTION

Raymond Potterton Auctioneers are delighted to present this outstanding large extended semi-detached residence with the benefit of a self contained unit with kitchenette, bedroom, and bathroom on the ground floor in the popular Canterbrook development. Canterbrook is a quaint development just off the Trim road close to Navan town and boasts peaceful surroundings.

Elegant and luxurious living accommodation of c. 1700sq ft. over two floors comprises of: Entrance Hallway, Lounge, Bedroom (downstairs with Kitchenette and Ensuite), Kitchen, Dining Room, Sunroom, Guest w.c., 4 bright and spacious Bedrooms (Master Ensuite) and family Bathroom.

Upon entering the property it is immediately evident that no stone has been left unturned in the décor of this family home.

Situated on a large corner site, this property features large front and rear gardens with a cobble lock driveway to front complemented by a surrounding brick wall.

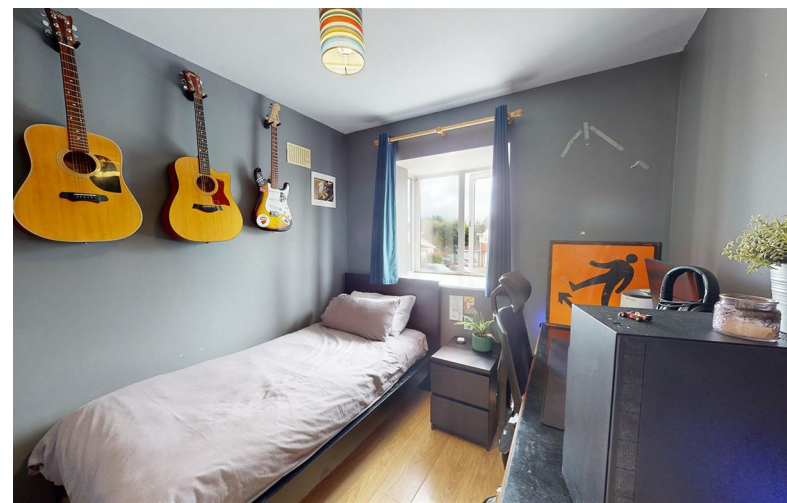
No. 17 comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features.

The property is ideally located on the Trim Road, 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.

This property also benefits from a rear sunroom extension.

FEATURES

- Bright & spacious living accommodation
- Large corner site
- Sought after location on the Trim Road
- Gas fired central heating
- Landscaped front and rear garden
- Cobble lock driveway
- Garden shed
- Within easy reach of Dublin





FIXTURES & FITTINGS

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

ACCOMODATION

Entrance Hall

19'0" x 4'11"

With wooden flooring

Lounge

15'8" x 9'2"

With wooden flooring, insert open fire with feature fireplace.

Dining Room

15'8" x 9'2"

With wooden flooring.

Kitchen

9'5" x 7'6"

With tiled flooring, wall to floor units, oven, hob, extractor fan and open plan access to Dining Room.

Sunroom

16'0" x 8'5"

With wooden flooring and patio door to rear.

Bedroom 5 (Downstairs)

9'10" x 9'10"

With wooden flooring.

Ensuite

6'6" x 6'6"

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

Utility Room

8'2" x 4'11"

With tiled flooring, wall to floor units, stainless steel sink, oven, hob, extractor fan and washing machine.

Landing

With carpet flooring.

Bedroom 1

16'4" x 10'2"

With wooden flooring and built in wardrobe.

Ensuite

6'6" x 4'11"

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

Bedroom 2

10'9" x 8'10"

With wooden flooring and built in wardrobe.

Bedroom 3

9'2" x 8'6"

With wooden flooring and built in wardrobe.

Bedroom 4

10'9" x 8'10"

With wooden flooring and built in wardrobe.

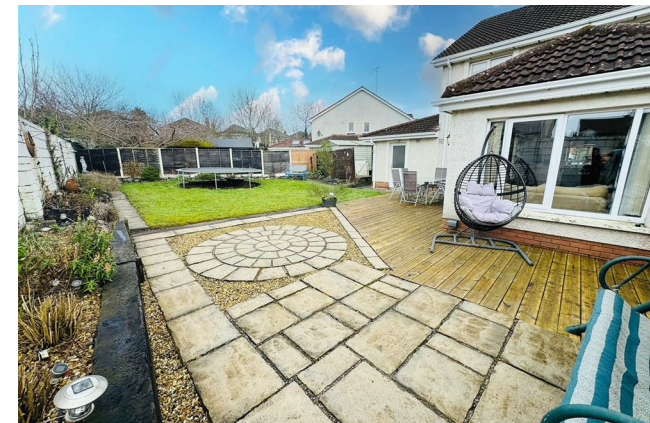
Bathroom

6'10" x 5'10"

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

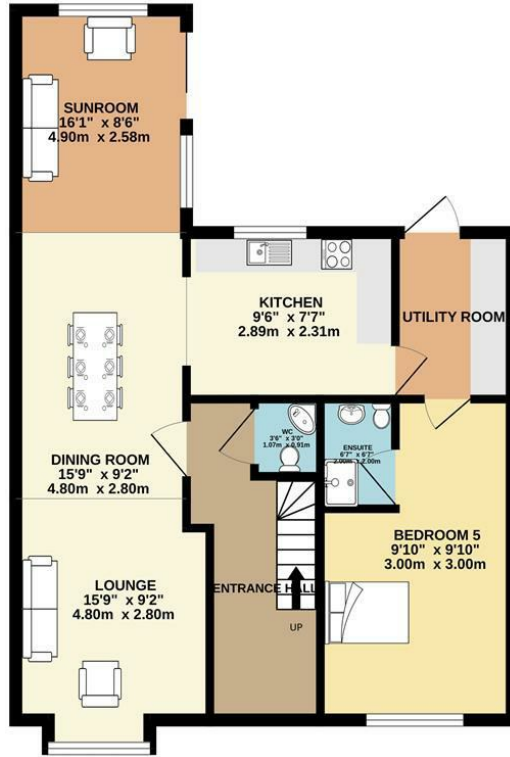
DIRECTIONS

From Dublin travel along the M3 into Navan. Take Junction 8 for Navan. On entering Navan turn left at the 2nd set of traffic lights. Continue to the roundabout and turn left out the Trim Road. Continue straight and you will pass the Beechmount shopping centre on your right. Canterbrook is located shortly after on the right hand side. In Canterbrook take the second right turn. The property is located on the left hand side. Eircode: C15 NX77

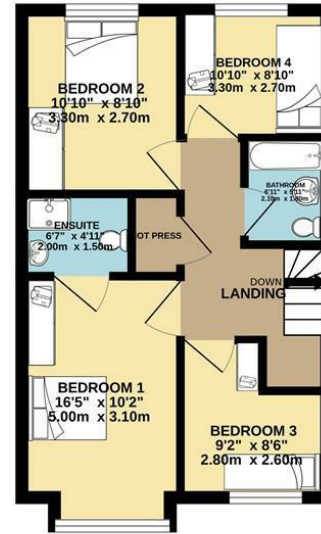


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1722sq.ft. (160.0 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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