



**26 Blackwater Abbey Navan Co. Meath C15 N2E5**


**€330,000**





26 is a most impressive 4-bedroom semi-detached family home that benefits from very spacious living accommodation and a detached garage. The property is presented in turnkey condition and is ready to go.



# 26 Blackwater Abbey Navan Co. Meath C15 N2E5

 1130.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is situated in a desirable residential area and boasts a prime location overlooking the green in this well-established development close to the town centre.

This family home benefits from a feature walkway to the front door, with a spacious parking area to the side of the house & gated access to the back garden.

The development is located beside St Paul's Primary school and the Aura Leisure Centre and recreational facilities. It also is only a 2-minute drive and a 8-minute walk to Navan shopping centre from the property.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Guest W.C., 4 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FEATURES

- Oil fired central heating
- New condensor boiler installed
- Well-presented throughout
- Detached garage
- PVC double glazed windows
- Attic has been fully insulated with spray foam
- Attic has excellent storage
- Vehicular access to the back garden from the side





### **FIXTURES & FITTINGS**

All flooring, oven, hob, extractor fan, fridge and washing machine are included in the sale.



## ACCOMMODATION

### Entrance Hall

17'7" x 5'10"

With wooden flooring and wooden front door with a glass insert.

### Lounge

16'7" x 13'7"

With wooden flooring and open fire place.

### Kitchen

12'6" x 9'10"

With wooden flooring, stainless steel sink, Oven, Hob, fridge and washing machine.

### Dining

13'5" x 9'8"

With wooden flooring.

### W.C

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

### Landing

With carpet and hot press.

### Bedroom 1

13'10" x 11'3"

With wooden flooring and built in wardrobes.

### Ensuite

7'10" x 3'10"

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

### Bedroom 2

13'10" x 7'11"

With wooden flooring and built in warbrobes.

### Bedroom 3

10'11" x 11'0"

With wooden flooring.

### Bedroom 4

10'9" x 8'3"

With wooden flooring.

### Bathroom

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

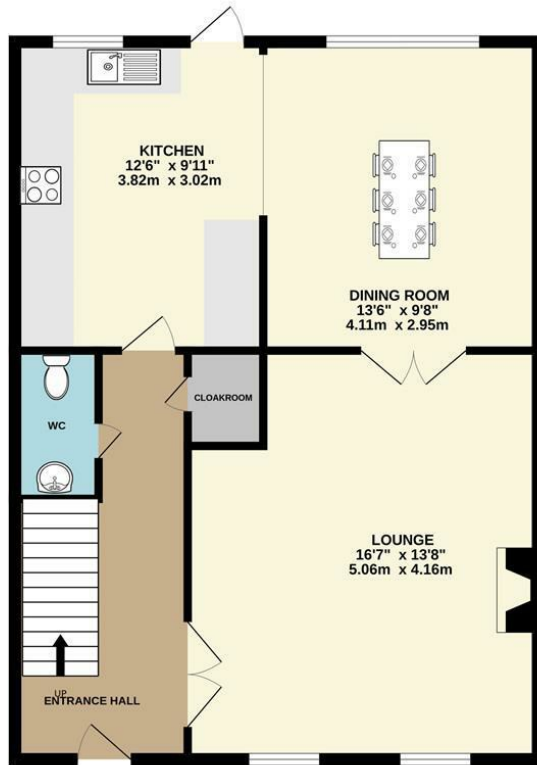
## DIRECTIONS

Eircode: C15 N2E5

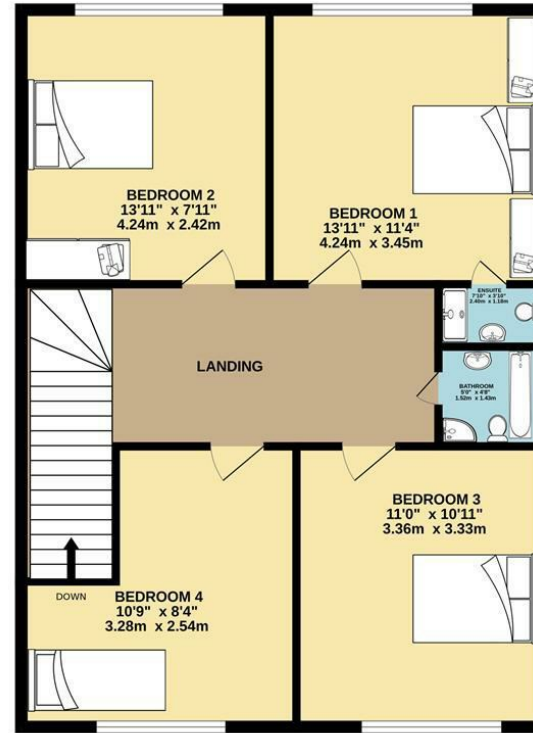


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1130sq.ft. (105.0 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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