




Raymond
Potterton

25 Cois Glaisin Park, Navan, Co. Meath C15 CV4F

€310,000


BER A3





A brilliant opportunity to purchase an A rated home. No 25 Cois Glaisin Park is an excellently spacious 2 bedroom mid terrace residence extending to c.83 sq.m located in Navan's popular residential development Cois Glaisin. This property has side access to the rear.



25 Cois Glaisin Park, Navan, Co. Meath C15 CV4F

 893.41 sq ft

 2 Bedrooms

 2 Bathrooms

INTRODUCTION

This property is only 7 years old and was constructed by Glenveagh Homes to a very high standard.

The property enjoys a lovely brick façade and is complimented with a cobblelock driveway, landscaped back garden completed with extensive paving, tasteful fencing around the entire perimeter and lovely low beds with colorful bedding. The rear garden is no doubt an extension to the living space of this home. To the rear of the garden is a well fitted seomra currently fitted out as a home office.

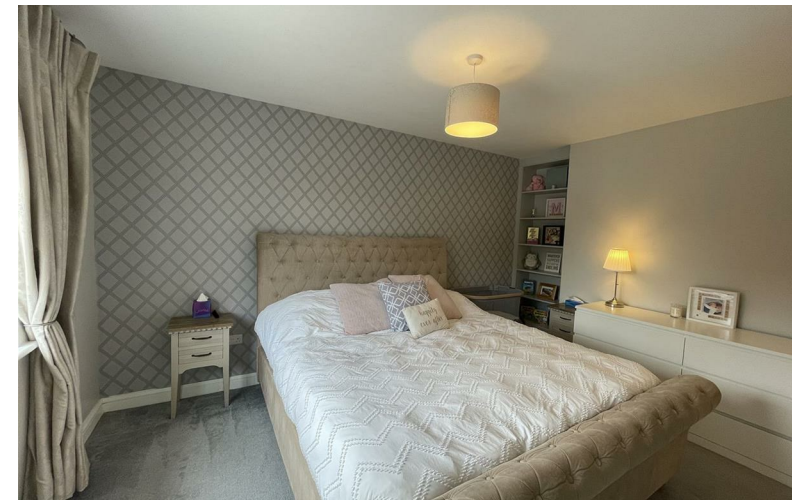
This home is finished with top quality flooring, tiling, purpose built media unit with TV and electric fire cassette insert, modern kitchen and appliances and is ready for immediate occupation.

Excellently located on the Dublin side of Navan Town with all the local facilities of Johnstown and the Bailis Centre on the door step. Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Guest W.C. & 2 Bedrooms (2 x Ensuite).

FEATURES

- High standard interior décor
- A rated home
- Gas heating & PV panels (3 zone heating)
- Landscaped rear garden with porcelain tiles
- Good quality seomra (Home office)
- Cat 6 cabling in house and office
- Gated side access
- PVC triple glazed windows
- PVC fascia and soffit
- Fully Alarmed
- CCTV Cameras





FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer, seomra, cctv cameras and media unit with TV and electric fire insert are included in the sale.



ACCOMODATION

Entrance Hall

4'9" x 3'8"

With composite front door with glass insert, large glass window panel and wooden flooring.

Lounge

13'3" x 13'3"

With wooden flooring, recessed lights and TV media unit finished with glitter stone material and built in recessed lighting incorporating electric fire insert and TV.

Kitchen/Dining

13'3" x 12'6"

With wooden flooring, built in modern wall and floor units with wood effect worktop and upstand, splash back tiling, oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer and patio doors to the garden.

Guest W.C.

6'0" x 3'6"

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

Landing

With carpet and hotpress.

Bedroom 1

13'8" x 9'3"

With carpet flooring and built in wardrobes.

Ensuite

8'3" x 3'6"

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

Bedroom 2

13'5" x 13'4"

With carpet flooring and built in wardrobes.

Ensuite

7'9" x 3'3"

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

DIRECTIONS

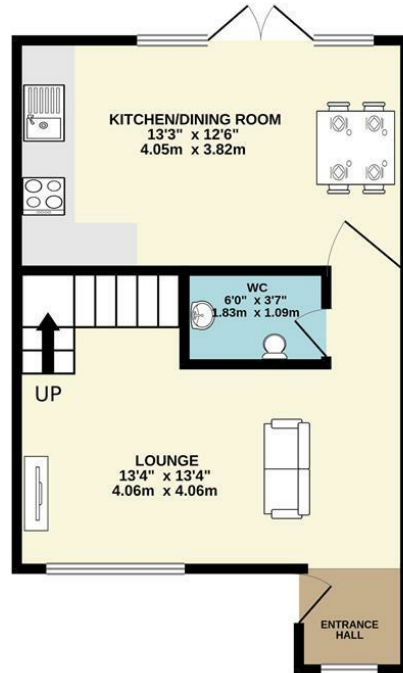
From Medges Road enter Cois Glaisin. Take the first right and second right. Follow the road and the property is located on the left hand side identified by our for sale sign.

Eircode: C15 CV4F

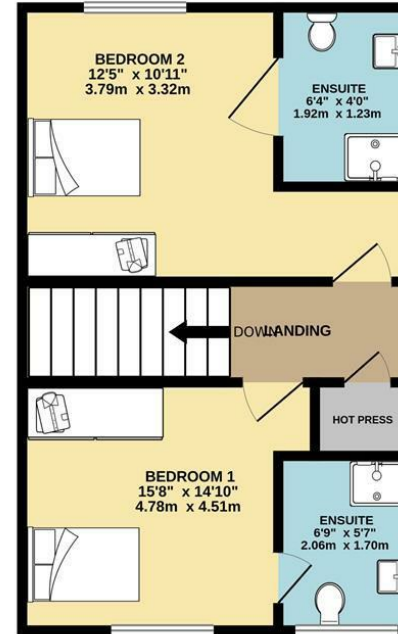


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 893sq.ft. (83.0 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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