



37A Troytown Heights, Navan, Co. Meath C15 VK7D

€299,950








37A Troytown Heights is a spacious 4 bedroom detached property located in the mature sought after residential estate of Troytown Heights off the Proudstown Road within walking distance of Navan Town Centre.



37A Troytown Heights, Navan, Co. Meath C15 VK7D

 1184.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is nicely finished with a red brick and dash facade with a driveway to the front providing ample room for parking and a lovely large landscaped back garden.

Internally this property boasts spacious living accommodation with a large entrance hall, lounge with a bay window to the front and double doors into the open plan kitchen and dining area. The property also has four spacious bedrooms.

This property is perfect for first time buyers looking for a nice quiet residential area with great amenities close by in Navan Town Centre. This residence also benefits from close proximity to Blackcastle Shopping Centre which has great amenities such as shops, restaurants, post office and takeaways. There is a host of primary schools nearby. The regular bus route to Dublin City is within walking distance.

Accommodation includes, Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 4 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Mature residential development
- Constructed c. 2005
- Located close to Navan Town Centre
- Nicely presented throughout
- Spacious accommodation
- Walled in rear garden
- Block built garden shed
- Large driveway for off street parking
- End site location
- Oil Fired central heating
- Previous Rent €1,400





FIXTURES & FITTINGS

All flooring, blinds, light fittings and electrical appliances are included in the sale.



ACCOMMODATION

Entrance hall

19'9" x 5'11"

With carpet and wooden front door with two side glass panels

Lounge

16'5" x 11'10"

With carpet flooring, feature wooden fireplace with open fire and double doors to Kitchen / Dining.

Kitchen

18'4" x 7'7"

With laminate flooring, wall to floor units, oven, electric hob, fridge freezer, washing machine and open plan to Dining.

Dining Area

13'3" x 12'8"

With laminate flooring.

W.C

5'1" x 4'11"

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

Landing

With carpet flooring

Bedroom 1

11'8" x 10'4"

With wooden flooring

En-suite

4'7" x 6'7"

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

Bedroom 2

12'6" x 8'7"

With wooden flooring and built in wardrobe

Bedroom 3

8'10" x 9'11"

With wooden flooring and built in wardrobe.

Bedroom 4

8'11" x 8'2"

With wooden flooring and built in storage.

Bathroom

6'8" x 5'9"

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

DIRECTION

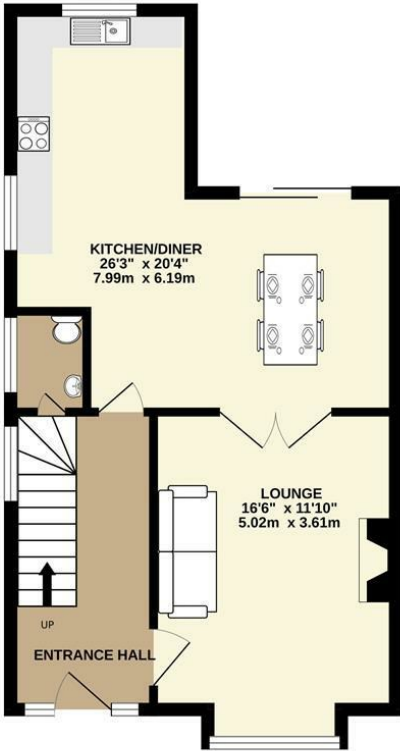
From Dublin travel on the M3 and exit at Junction 8 for Navan. At the roundabout take the 1st exit towards Navan. At the 4th set of traffic lights turn right up Flowerhill. At the roundabout take the 2nd exit signed Kingscourt. Take the 2nd left turn after the Topaz Petrol Station into Troytown Heights. Take the third turn to the right and the property is located on the left hand side identified by our 'For Sale' sign.

Eircode C15 VK7D

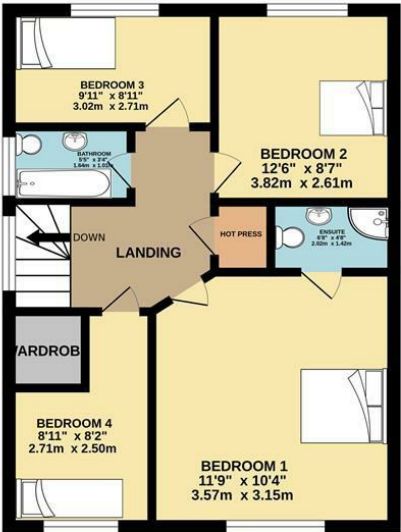


FLOOR PLAN

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.

Made with Metropix ©2024



0469027666
 Watergate Street Navan Co. Meath C15 PT8X
 raymondpotterton.com

Follow us:

