








27 Yellow Clay Manor is a First Floor Apartment extending to c. 80sq.m and is located in a small gated complex on the Commons Road only minute's walk from Navan Town Centre.



# 27 Yellow Clay Manor Navan Meath C15 CX48

 861.00 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

Yellow Clay Manor is located in Navan and has great access to all the local amenities such as a number of primary and secondary schools, Navan Hospital, Beechmount shopping centre and many sporting facilities. The property also benefits from excellent accessibility to the M3 and the bus stop with a regular bus service to the city centre.

The apartment benefits from a spacious lounge, two large bedrooms (main en-suite), private balcony and is presented in good condition throughout.

Accommodation: Entrance Hall, Kitchen, Lounge, 2 Bedrooms (Master with En-Suite) and Bathroom.

## ACCOMMODATION

### Entrance hall

4'11" x 4'3"

With wooden flooring.

### Kitchen

9'2" x 10'5"

With tiled flooring, built in wall and floor units, oven, hob, extractor fan, dishwasher, washing machine and fridge freezer.

### Living room

18'0" x 16'0"

With wooden flooring, curtains and electric fire insert.

### Bedroom 1

13'9" x 10'9"

With carpet, built in wardrobes, curtains and blinds

### Ensuite

6'10" x 5'2"

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

### Bedroom 2

9'6" x 9'6"

With carpet, curtains, blinds and built in storage.

### Bathroom

7'6" x 6'10"

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

## FIXTURES & FITTINGS

All floors, carpets, blinds, curtains, oven, hob, extractor fan, dishwasher, washing machine and fridge freezer are included in the sale.

## FEATURES

- Gas fired central heating
- Electric fire insert
- Private parking
- Gated community
- Management fees approx. €1300 per annum
- Walking distance to Navan town centre
- Excellent access M3 & regular bus to Dublin

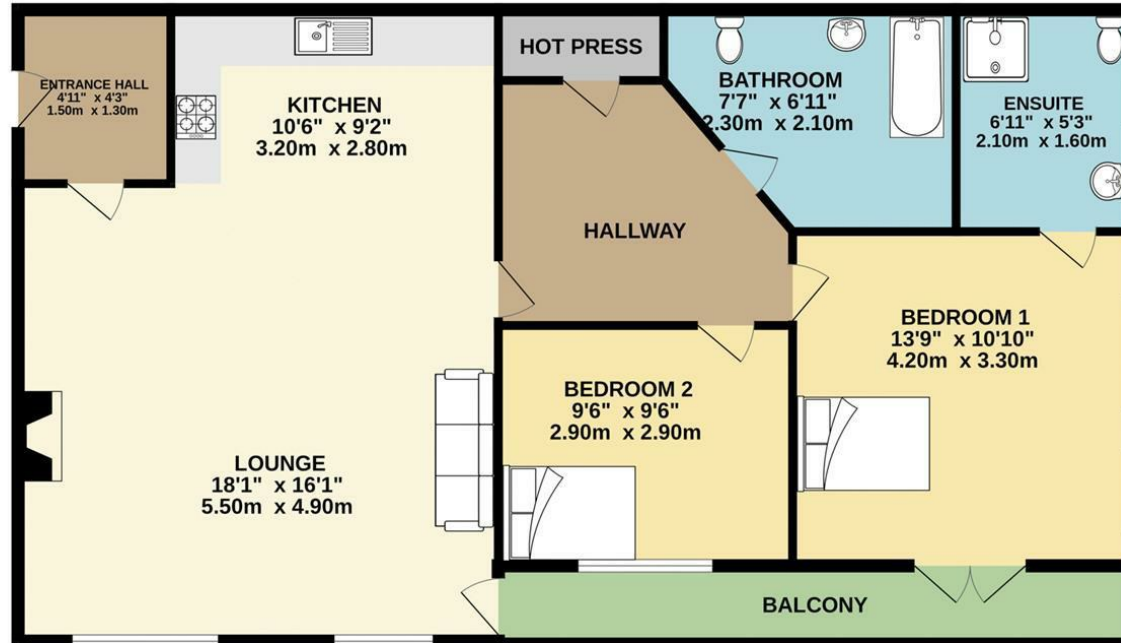
## EIRCODE

C15 CX48



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 861sq.ft. (80.0 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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