




**Raymond
Potterton**

24 St Benildus Villas, Navan, Co. Meath, C15 N2D6


€219,000







New to the market is 24 St. Benildus Villas, a very good three bedroom end of terrace house extending to c. 72sq.m. The property is very well located at the heart of Navan Town, an easy walk from all amenities in Navan Town Centre.

24 St Benildus Villas, Navan, Co. Meath, C15 N2D6

 775.00 sq ft

 3 Bedrooms

 2 Bathrooms

INTRODUCTION

Located in a mature residential area this property benefits from a quiet cul de sac location overlooking a lovely well maintained green area to the front.

This property has a lawn with pedestrian path access to the front, communal parking, side access, mature back garden and gated access to the rear. Internally the property is presented well and offers the potential for a new purchaser to enhance the property.

Accommodation includes Entrance Hall, Lounge, Kitchen, 3 Bedrooms, Study and Bathroom.

ACCOMMODATION

Entrance Hall

5'11" x 8'0"
With PVC door and wooden flooring.

Kitchen / Living

15'4" x 13'4"
Living
With wooden flooring & solid fuel stove

Kitchen

With tiled flooring, built in wall to floor units, stainless steel sink, oven, hob, extractor fan, fridge freezer and dishwasher

Utility room

5'10" 3'3" x 5'8"
With tiled flooring, built in units and door to the rear.

W.C

2'11" x 5'11"
With tiled flooring, partly tiled walls, w.c and w.h.b.

Bedroom 3

10'0" x 7'5"
With wooden flooring.

Landing

With wooden flooring.

Bedroom 1

11'9" x 10'1"
With wooden flooring and hotpress.

Bedroom 2

10'0" x 10'10"
Accessed via study and with wooden flooring.

Study

6'1" x 10'9"
With wooden flooring. Door to Bedroom 2.

Bathroom

5'9" x 6'0"
With tiled flooring, tiled walls, w.c, w.h.b and bath

FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, dishwasher, washing machine and tumble dryer are included in the sale.

FEATURES

- Lovely green open area to the front
- Private rear gated garden
- Block shed
- Double glazed windows
- Oil fired central heating
- Mains water
- Mains sewerage

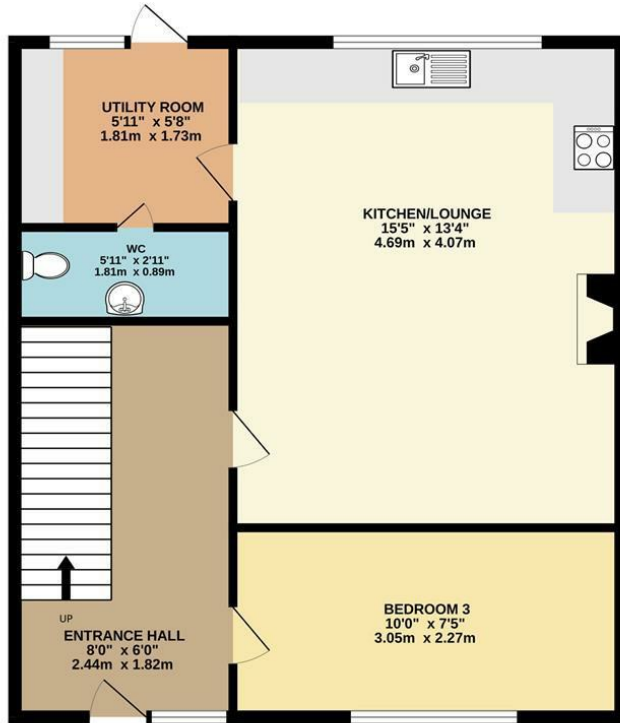
DIRECTIONS

From Dublin travel into Navan on the M3. Take junction 8 Navan South. Travel to the roundabout and take the 1st exit. At the second set of traffic turn left. Continue straight and at the roundabout take the second exit to the side of Mercy Convent School. Continue straight and take the second left and the property is located on the right hand side identified by our For Sale Sign.

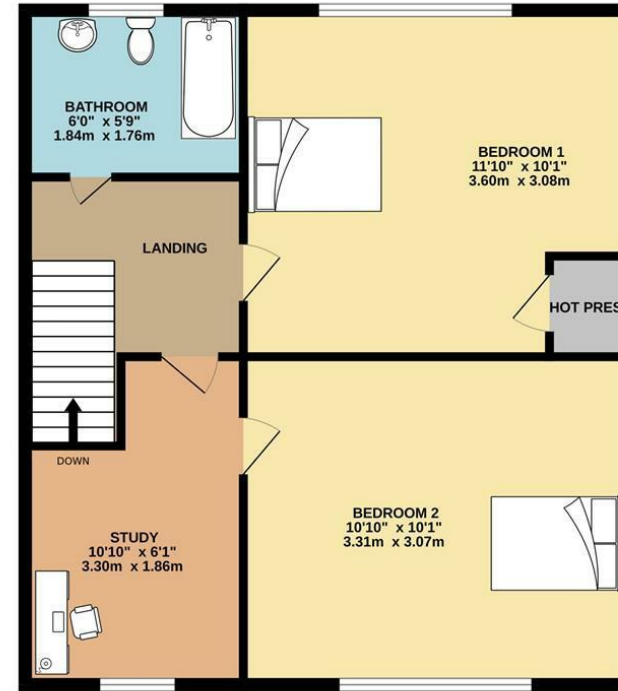


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 775sq.ft. (72.0 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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