



  
Raymond  
Potterton

7 St Benildus Villas, Navan, Co. Meath, C15 V2N3

€230,000

BER E2







No. 7 Saint Benildus Villas is a spacious 3 bedroom mid terrace property extending to c. 72 sq.m, and comes to the market in excellent condition.






# 7 St Benildus Villas, Navan, Co. Meath, C15 V2N3

 775.00 sq ft

 3 Bedrooms

 1 Bathrooms

## INTRODUCTION

Located in the heart of Navan Town Centre, this property is located within walking distance of all local amenities.

The property features both a walled in front and rear garden, with ample room for parking to the rear.

This home is presented in excellent condition throughout and features a bright and spacious living accommodation

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility Room, 3 Bedrooms and Bathroom

## ACCOMMODATION

### Entrance Hall

7'8" x 6'1"

With wooden flooring and hardwood front door.

### Lounge

15'3" x 10'0"

With wooden flooring, electric fire with feature wooden fireplace and TV point.

### Kitchen/Dining Room

18'5" x 6'0"

Kitchen: With tiled flooring, wall to floor units, splashback tiling, oven, gas hob, extractor fan and stainless steel sink.  
Dining Room: With wooden flooring.

### Utility Room

9'8" x 4'1"

With tiled flooring, plumbed for a washing machine, built in shelving unit and door to the rear.

## Landing

6'1" x 5'10"

With wooden flooring.

## Bedroom 1

14'6" x 11'1"

With wooden flooring, built in wardrobe and hotpress.

## Bedroom 2

11'11" x 10'2"

With wooden flooring and built in wardrobe.

## Bedroom 3

10'0" x 7'7"

With wooden flooring.

## Bathroom

6'0" x 5'8"

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

## FIXTURES & FITTINGS

All flooring, blinds, light fittings, oven, hob, extractor fan and integrated dishwasher are included in the sale.

## FEATURES

- Brights & spacious Living Accommodation
- Presented in excellent condition
- Walled in front & rear gardens
- Double glazed windows throughout
- Block built shed to rear
- Town centre location
- Oil fired central heating

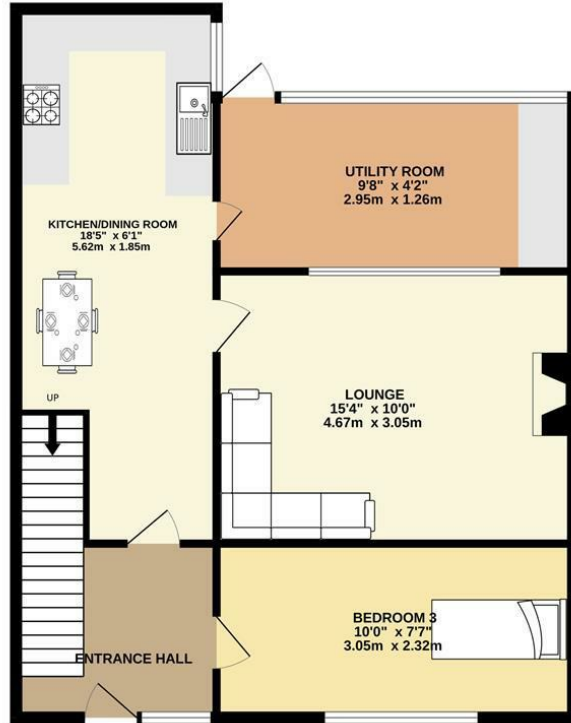
## DIRECTIONS

EIRCODE: C15 V2N3

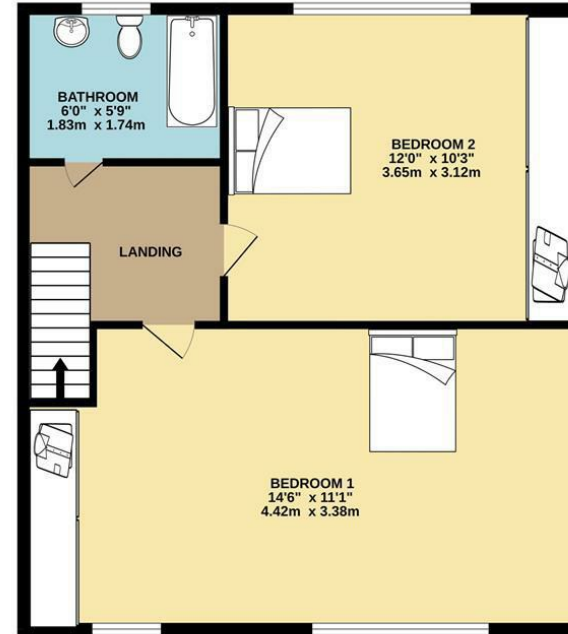


# FLOOR PLAN

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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