



70 Chestnut Grove, Navan, Co. Meath, C15 NFP7

€345,000

BER B3



Raymond
Potterton





No. 70 Chestnut Grove is a spacious 4 bedroom semi-detached home located in the ever popular Beaufort Place just off the Proudstown Road within walking distance of Navan Town Centre.



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 1184.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

An excellent 4 bedroom semi-detached house extending to c. 110 sq.m, overlooking a large green area to the front.

The property is finished with a red brick and pebble dash façade and has a large driveway with wrought iron gates.

The back garden is fully walled and features a stylish decked area and canopy as well as maintenance free grass.

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.

The location of the property is second to none and is within walking distance to schools, shops, restaurants, Blackwater Park, the newly opened greenway, Aura Leisure Centre and Blackcastle Shopping Centre. The property has easy access to the M3 and is within walking distance of the bus stop offering a regular bus services to Dublin City daily. Sillian coaches also provides a regular service to the City with a pick up at the entrance of the development.

Accommodation includes Entrance Hall, Lounge, Kitchen/Dining, Guest w.c, 4 Bedrooms (Main Ensuite) and Bathroom.

FEATURES

- Excellent location within walking distance of Navan Town Centre
- Well presented throughout
- Large walled in front garden with wrought iron gates
- Large gated side entrance
- PVC Double glazed windows
- Maintenance free rear garden
- Steel garden shed
- Decked area, pergola and canopy to the rear
- Combi gas boiler





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, kitchen appliances, washing machine, dryer, garden shed and some furniture are all included in the sale.

ACCOMMODATION

Entrance Hall

16'10" x 6'10"

With wooden flooring, understairs storage and PVC front door with glass side panel.

Lounge

20'7" x 11'4"

With tiled flooring, open fire with feature marble fireplace and bay window to the front.

Kitchen/Dining

18'8" x 12'3"

With tiled flooring, built in wall and floor units, oven, hob, extractor fan, microwave, dishwasher, American style fridge/freezer, splashback tiling, washing machine, tumble dryer and patio door to rear.

W.C

5'2" x 3'0"

With tiled flooring and walls, w.h.b, w.c and storage with combi gas boiler.

Landing

With carpet and hotpress.

Bedroom 1

16'1" x 9'10"

With carpet, built in wardrobes and bay window to the front.

Ensuite

6'5" x 4'6"

With tiled flooring, PVC wall paneling, shower, w.h.b., w.c., heated towel rail and wall mounted mirror with LED lighting.

Bedroom 2

11'8" x 8'7"

With carpet and built in wardrobe.

Bedroom 3

9'10" x 8'1"

With carpet and built in wardrobe.

Bedroom 4

9'2" x 8'11"

With carpet.

Bathroom

6'5" x 5'9"

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

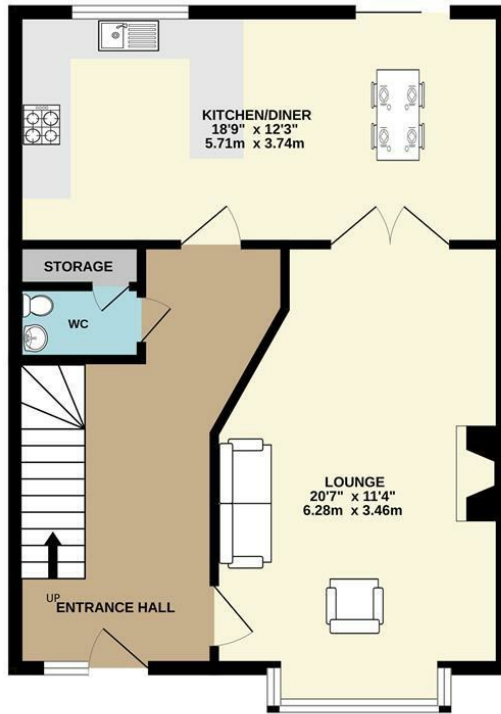
DIRECTIONS

EIRCODE: C15 NFP7

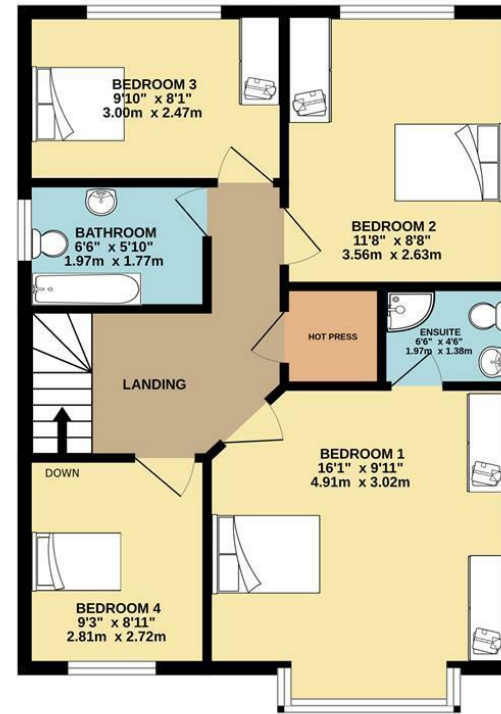


FLOOR PLAN

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.

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