

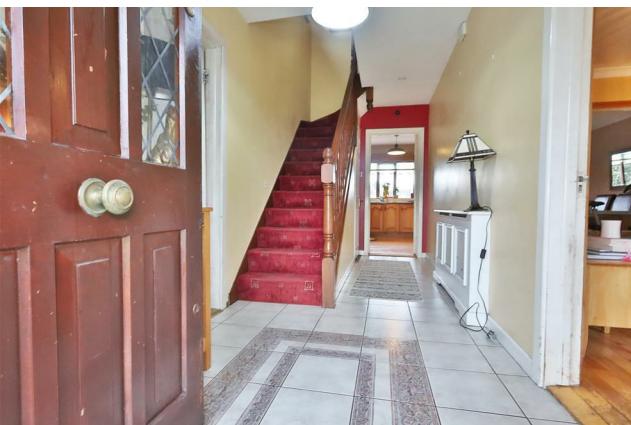


186 Woodlands, Navan, Co. Meath, C15 V2KV

€339,000






**Raymond
Potterton**




An excellent opportunity to purchase a 3 bedroom semi detached residence with garage converted extending to c. 126 sq.m. in the mature and much sought after area of Woodlands.

186 Woodlands, Navan, Co. Meath, C15 V2KV

 1356.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This property is located in a quiet cul de sac location overlooking a lovely green and to the rear the back garden offers lots of potential backing on to a rear vehicular access from Academy Street.

Internally this property is extremely spacious offering two reception areas in addition to the Kitchen and Lounge making it an ideal family home or offering lots of space for those who work from home. All three bedrooms offer generous proportions. There is a concrete driveway to the front providing ample off street parking.

Ideally located in Woodlands walking distance to Navan Town Centre and adjacent to all local amenities. The Beechmount shopping centre and Lidl are within walking distance. The property enjoys easy access to Dublin City and Airport via the M3.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining, Study, Utility, 3 Bedrooms (Main ensuite) and Bathroom.

FEATURES

- Excellent location in sought after development
- Well presented with upgraded ensuite and bathroom
- Spacious driveway and neat front lawn
- Large split level back garden
- PVC double glazed windows to the rear
- Open fire with back boiler
- Oil heating





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, integrated fridge freezer and washing machine are included in the sale.



ACCOMMODATION

Entrance Hall

16'3" x 6'3"

Front porch. Hall with hardwood front door with glass side panel, tiled floor, radiator cover and under stairs storage.

Lounge

16'7" x 11'6"

With wooden flooring, feature hardwood fireplace with tiled insert (open fire with back boiler) and coving.

Kitchen/Dining Room

18'4" x 13'5"

With wooden flooring, built in wall and floor units, stainless steel sink, splashback tiling, oven, extractor fan, induction hob and integrated fridge freezer. (Dishwasher not included).

Study

13'3" x 8'1"

With vinyl floor covering and sliding doors to the rear garden.

Utility

8'5" x 6'2"

With built in wall and floor units, washing machine and door to the side.

Reception Room

9'11" x 8'1"

With wooden flooring.

Landing

With carpet, hotpress and stairs to the attic.

Bedroom 1

12'5" x 10'10"

With carpet and built in wardrobe.

Ensuite

6'9" x 5'1"

With vinyl floor covering, w.h.b. with vanity unit and shower.

Bedroom 2

15'2" x 9'1"

With carpet and built in wardrobe.

Bedroom 3

11'5" x 7'11"

With wooden flooring.

Bathroom

6'8" x 5'11"

With tiled flooring, w.h.b with vanity units, w.c., bath with electric shower and heated towel rail.

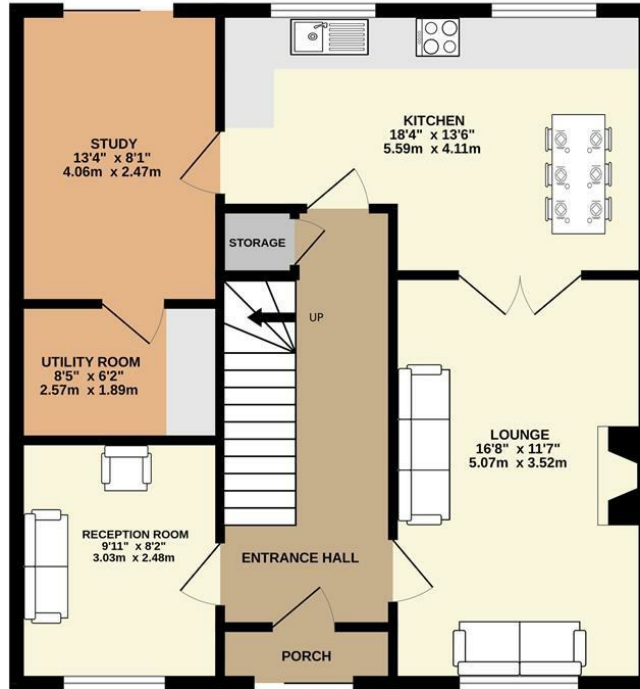
DIRECTIONS

EIRCODE: C15 V2KV

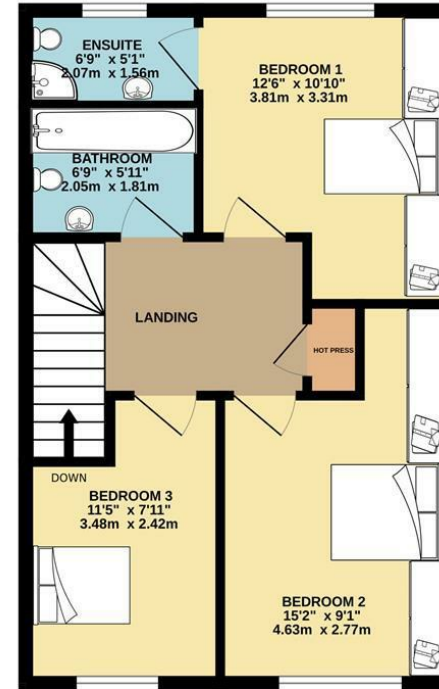


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1356sq.ft. (126.0 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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