

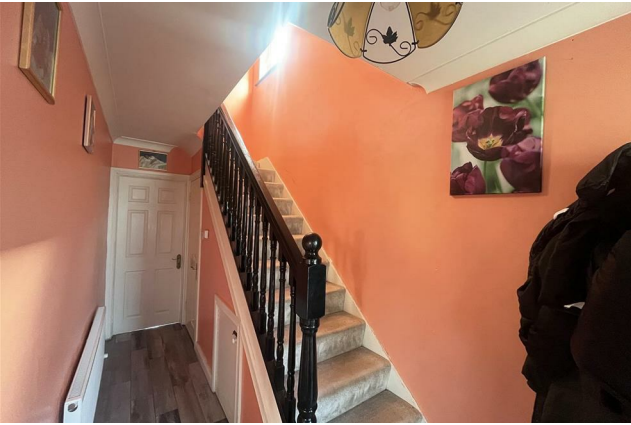


  
Raymond  
Potterton

**33 Oak Vale, Bailis Downs Navan Co. Meath C15 NFP5**

**€335,000**


**BER C2**




This is a fine 3 bedroom semi detached home located in the popular residential area of Bailis Downs on the Dublin side of Navan Town.



# 33 Oak Vale, Bailis Downs Navan Co. Meath C15 NFP5

 1023.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

This property is well presented and benefits from a new front door and upgraded gas boiler and modern kitchen. It occupies a lovely position in the development overlooking a large green open space.

This property benefits from a walled in driveway to the front and a spacious rear garden.

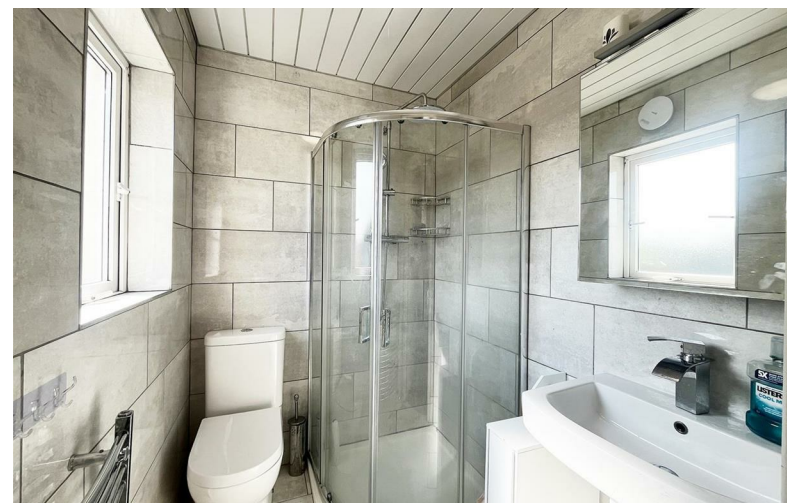
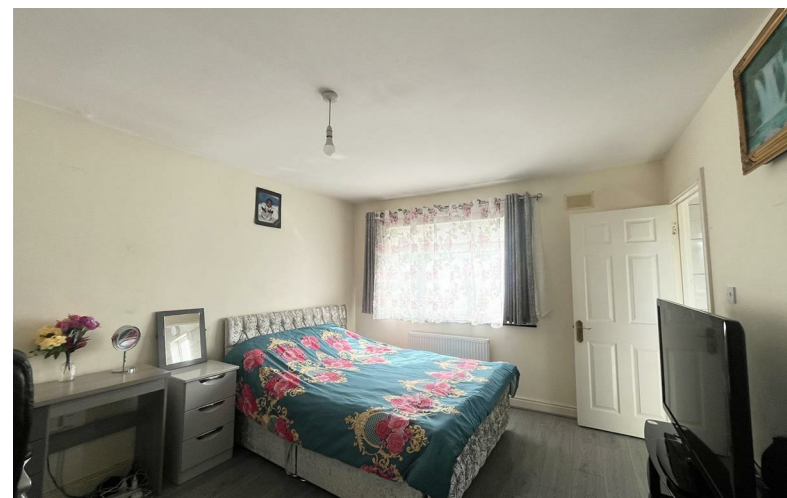
It is excellently located with walking distance of the Bailis Village Shopping Centre, St Stephen Primary School & Colaiste na Mi Secondary School and the local leisure and recreational facilities.

It is less than 5 minutes from the M3 and Within easy access to Navan Town Centre. There is a regular bus to Dublin with bus stop close by.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining Room, Guest W.C., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FEATURES

- Well presented throughout
- New front door and modern kitchen
- Large rear garden
- Garden shed
- PVC double glazed windows
- PVC fascia and soffit
- Gas fired central heating (upgraded boiler)
- Red brick piers to the front with spacious driveway





### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, light fittings, oven, hob, extractor fan and garden shed are included in the sale.

## ACCOMMODATION

### Entrance Hall

15'5" x 5'7"

With new composite front door and tiled flooring.

### Lounge

15'3" x 11'8"

With feature wooden fireplace with tiled insert and tiled hearth (gas fire), wooden flooring, bay window, T.V. point and double doors to kitchen / dining room.

### Kitchen / Dining Room

17'9" x 11'11"

With tiled flooring, splashback tiling, built in walls and floor units, stainless steel sink unit, oven, hob, extractor fan and sliding door to the rear.

### Guest w.c.

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

### Landing

With wooden flooring and hotpress.

### Bedroom 1

12'9" x 11'5"

With wooden flooring and built in wardrobes.

### Ensuite

6'1" x 4'11"

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

### Bedroom 2

11'1" x 9'8"

With wooden flooring and built in wardrobes.

### Bedroom 3

8'8" x 7'9"

With wooden flooring and built in wardrobes.

### Bathroom

6'2" x 6'0"

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

## DIRECTIONS

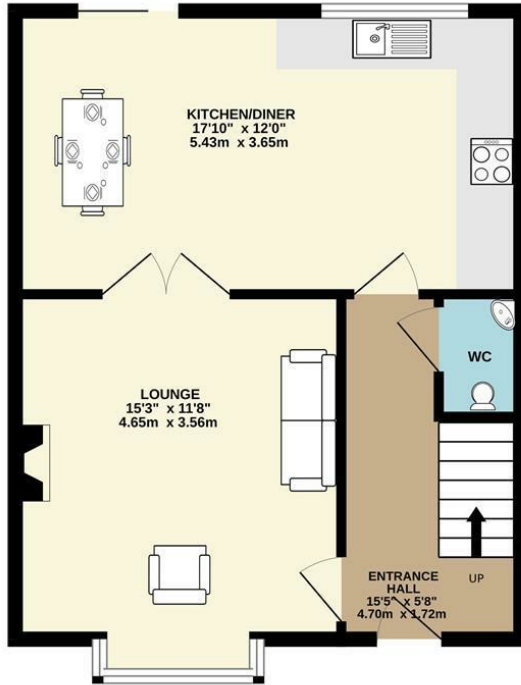
C15 NFP5.

From Dublin travel along the M3 into Navan. Exit at Junction 7. Travel into Navan and at the 1st set of traffic lights turn right. Continue straight and at the roundabout take the second exit. Take the first left into Bailis Downs. In Bailis Downs at the junction turn right. Continue around the green and the property is located on the right hand side identified by our For Sale Sign.

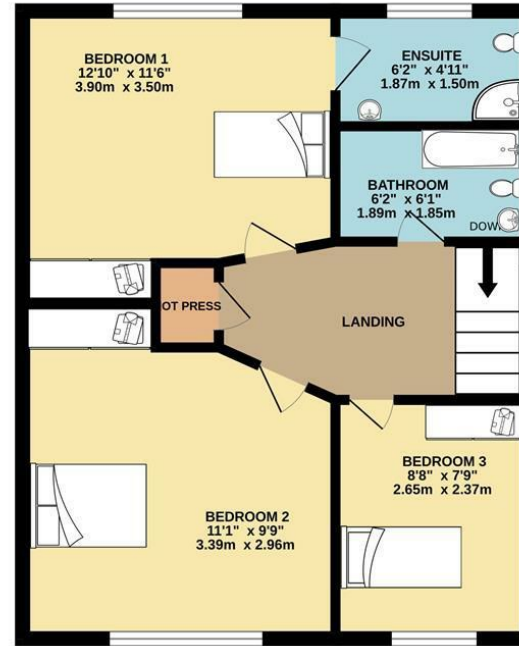


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1023sq.ft. (95.0 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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