



  
**Raymond  
Potterton**

**54 The Steeples, Navan, Co. Meath, C15 XR26**

**€175,000**

**BER C3**





54 The steeples is a spacious 2 bedroom duplex apartment extending to 70 sq.m. The property is positioned on an end site offering dual balconies one of which overlooks the River Boyne.


Located in the heart of Navan Town this is a popular residential development.



# 54 The Steeples, Navan, Co. Meath, C15 XR26

 753.00 sq ft

 2 Bedrooms

 2 Bathrooms

## INTRODUCTION

There is a secure gated underground carpark with an allocated car parking space.

The Steeples is a popular residential development in the centre of the Town. It is within walking distance to all the local amenities of Navan Town such as schools, shops, pubs, restaurants, gyms and a regular bus service to Dublin City Centre.

Located only minute's drive from the M3, 30 minutes from Dublin Airport, 25 minutes from Blanchardstown shopping centre and 45 minutes from Dublin City Centre.

Bright and spacious living accommodation which includes Entrance Hall, Kitchen / Dining, Lounge, 2 Bedrooms (Main Ensuite) and Bathroom.

## ACCOMMODATION

### Entrance Hall

12'5" x 6'10"  
With tiled flooring.

### Kitchen / Dining Room

12'9" x 10'5"  
With tiled flooring, built in wall and floor units, oven/hob, extractor fan, fridge/freezer, washing machine and PVC door to the balcony.

### Lounge

16'8" x 12'5"  
With tiled flooring and walk in storage press under stairs.

### Landing

10'2" x 6'2"  
With wooden flooring.

### Bedroom 1

10'5" x 10'5"  
With carpet and built in wardrobes.

### Ensuite

7'6" x 4'11"  
With tiled flooring and partially tiled walls, w.c, w.h.b and electric shower.

### Bedroom 2

10'9" x 12'9"  
With carpet and built in wardrobes.

### Bathroom

7'10" x 6'2"  
With tiled flooring and partially tiled walls, w.c, w.h.b and bath.

## FEATURES

- Electric storage heating
- Spacious 2-bedroom apartment
- Large balcony
- Secure gated community
- Allocated parking space in underground carpark
- Town centre location
- Mains water and sewerage
- Macfar management company
- Management fee: €1800 PA

## FIXTURES & FITTINGS

The property is sold as seen with all flooring, carpets, light fittings, blinds, curtains, curtain poles and appliances included in the sale.

## DIRECTIONS

Eircode: C15 XR26

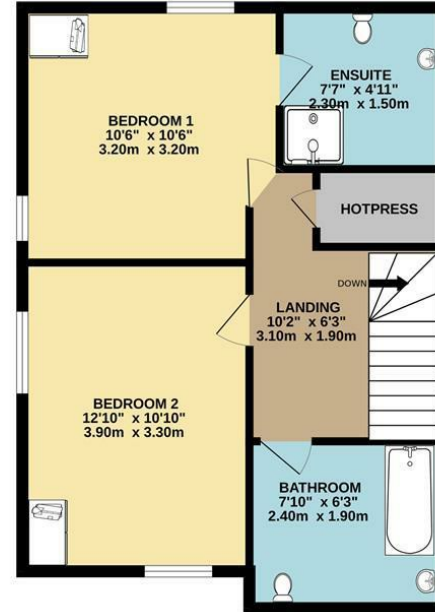


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 753sq.ft. (70.0 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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