



  
Raymond  
Potterton

8 The Close, Glenveigh, Navan Co. Meath C15 VW5X

€380,000


BER C2





No. 8 The Close Glenveigh is an excellent 4 bedroom semi-detached residence extending to c.120sq.m. Located in one of Navan's most popular residential areas.



# 8 The Close, Glenveigh, Navan Co. Meath C15

 1367.00 sq ft

 4 Bedrooms

 3 Bathrooms

## INTRODUCTION

Nicely positioned in a quiet cul de sac location, this home has a very attractive façade with a walled in cobblelock driveway to the front.

Internally, the property features bright and spacious living accommodation. The well maintained interior includes a spacious lounge, modern kitchen, with adjoining dining room and spacious bedrooms. The master bedroom includes an ensuite bathroom.

There is a neat garden to the rear and two garden sheds providing plenty of storage.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Guest W.C., 4 Bedrooms (Main Ensuite) and Bathroom.

## FEATURES

- Walking distance to Navan Town
- Landscaped rear garden
- Presented in excellent condition
- Garden shed x 2
- PVC double glazed windows
- PVC fascia and soffit
- Gas fired central heating
- Popular residential location on the Boyne Road
- Brick piers to the front with cobblelock driveway





### **FIXTURES & FITTINGS**

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, fridge freezer, dishwasher, washing machine and garden sheds are included in the sale.



## ACCOMMODATION

### Entrance Hall

23'3" x 6'10"

With hardwood front door with leaded glass side panels, tiled flooring, coving, centrepieces, telephone point and under stairs storage.

### Lounge

21'1" x 12'10"

With wooden flooring, feature marble fireplace with cast iron insert (open fire), coving, centrepiece, bay window, T.V. point and double doors to Dining.

### Kitchen

14'4" x 10'3"

With tiled flooring, built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, fridge freezer, dishwasher, washing machine and door to the side.

### Dining Room

13'6" x 9'3"

With wooden flooring and patio doors to the rear garden.

### Guest w.c.

7'8" x 4'9"

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

### Landing

With carpet and hotpress.

### Bedroom 1

13'7" x 11'11"

With wooden flooring and built in wardrobes.

### Ensuite

6'7" x 3'9"

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

### Bedroom 2

12'2" x 9'8"

With wooden flooring and built in wardrobes.

### Bedroom 3

13'9" x 7'6"

With wooden flooring and built in wardrobes.

### Bedroom 4

9'9" x 7'10"

With wooden flooring and built in wardrobes.

### Bathroom

7'9" x 5'6"

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

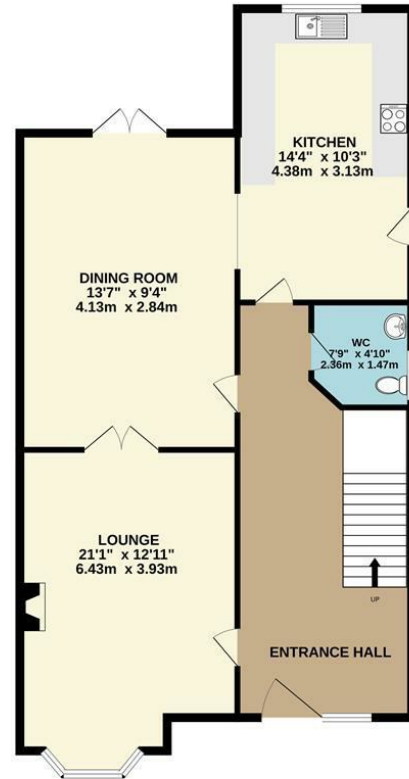
## DIRECTIONS

From Dublin travel along the M3 into Navan. Exit at junction 8 for Navan. Turn left heading for Navan Town. At the third set of traffic lights turn right. Take the first left out the Boyne Road. Continue for approximately 1km and Glen Veigh is located on the right hand side. Take the 2nd right and the property is on the left hand side identified by our For Sale sign.

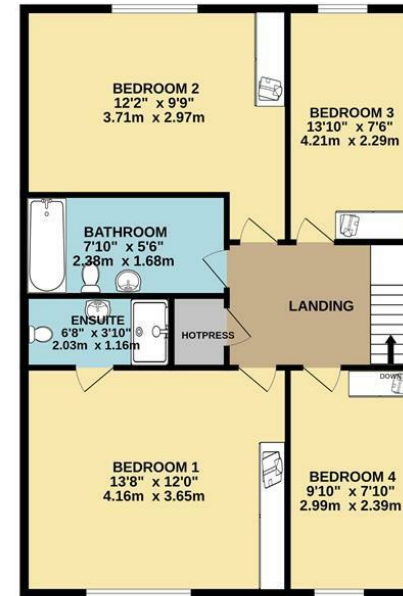


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1292sq.ft. (120.0 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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