



  
Raymond  
Potterton

98 Bru na HAbhainn, Navan, Co. Meath C15 D40C

€320,000


BER C2




An exceptional 3 bedroom end terrace house extending to c. 101 sq.m. presented in very good condition.

Located in a nice cul de sac location in Bru Na hAbhainn overlooking a large green open space this property is sure to impress.

# 98 Bru na HAbhainn, Navan, Co. Meath C15 D40C

 1087.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

Bru Na hAbhainn is a much sought after area well located off the N51 (Navan / Slane Road).

No 98 has a lovely maintenance free back garden and to the front is lovely low landscaping with ample parking to the front of the property.

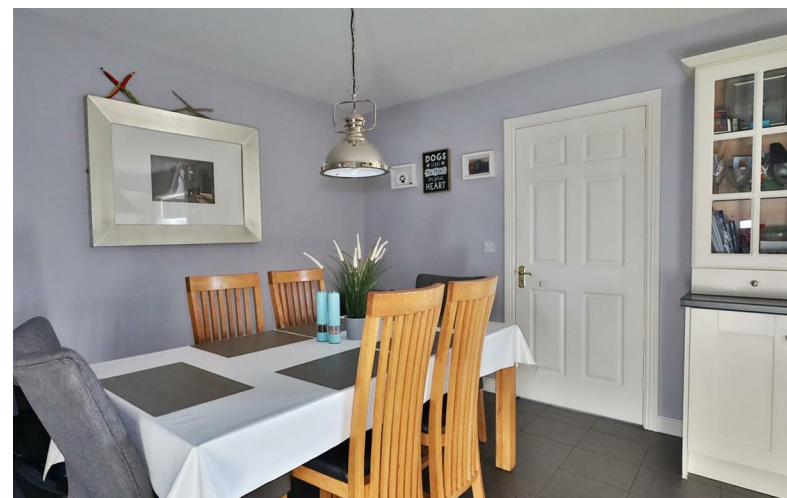
Located close to the local facilities in Blackcastle Centre and Navan Town centre is within a 5 minute walk.

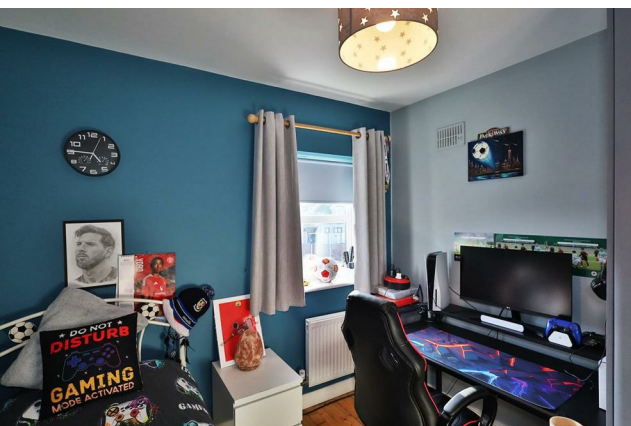
This property enjoys easy access to the M3, M1 and the N2.

Accommodation includes Entrance Hall, Lounge, Kitchen / Dining, Utility, Guest W.C., 3 Bedrooms (Main Ensuite) and Bathroom.

## FEATURES

- Excellent condition throughout
- Gas fired central heating
- Upgraded gas boiler
- Overlooking nice green open space
- Maintenance free rear garden
- Gated side entrance
- PVC double glazed windows
- PVC fascia and soffit





### **FIXTURES & FITTINGS**

All flooring, blinds, light fittings, oven, hob, extractor fan, washing machine fridge freezer, dishwasher and some furniture are included in the sale. Suite of furniture custom made for Lounge open to an offer.



## ACCOMMODATION

### Entrance Hall

8'11" x 4'5"

With hardwood front door with glass insert and wooden flooring.

### Lounge

18'11" x 13'3"

With wooden flooring, hardwood fireplace with granite hearth (open fire), coving and double doors to Kitchen.

### Kitchen / Dining

16'9" x 12'2"

With tiled flooring, modern built in wall and floor units, stainless steel sink unit, oven, hob, extractor fan, fridge freezer, dishwasher and storage cupboard.

### Utility Room

6'3" x 4'8"

With tiled flooring, built in floor unit, stainless steel sink unit, washing machine and door to the rear.

### Guest w.c.

5'7" x 4'6"

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

### Landing

With carpet, hotpress and access to the attic.

### Bedroom 1

14'11" x 9'10"

With tongue and groove flooring and built in wardrobes.

### Ensuite

6'6" x 5'2"

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

### Bedroom 2

12'8" x 9'10"

With tongue and groove flooring and built in wardrobes.

### Bedroom 3

9'2" x 9'1"

With tongue and groove flooring and built in wardrobes.

### Bathroom

10'5" x 6'6"

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

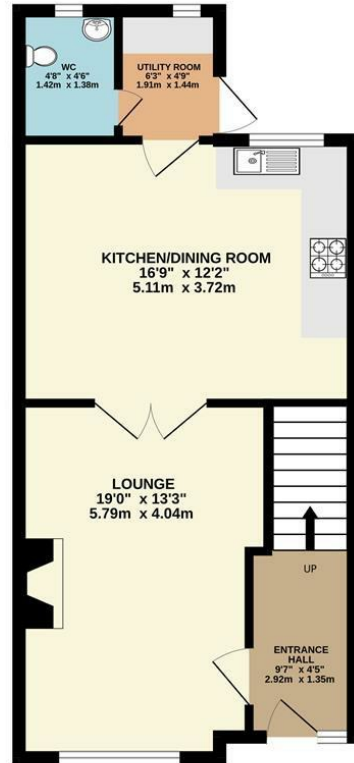
## DIRECTIONS

EIRCODE: C15 D40C

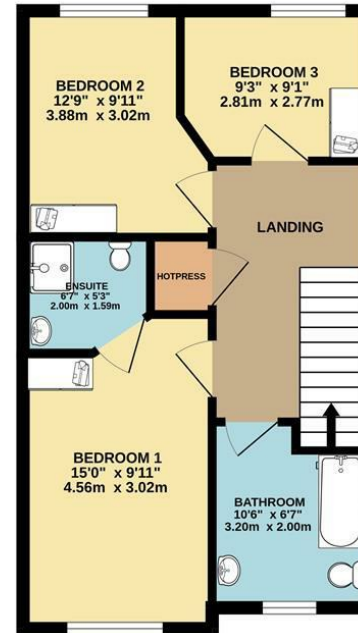


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1087sq.ft (101.0 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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