





No. 138 Balreask Village is an excellent 3-bedroom semi-detached residence with an attic room conversion extending to c.125sq.m. located in one of Navan's most popular and sought after residential development on the Trim Road walking distance from Navan Town.

138 Balreask Village, Navan, Co. Meath C15 F9K0

 1345.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Nicely positioned in a quiet cul de sac location overlooking a green area, this home has a very attractive façade with a brick and render finish. The front garden and driveway is fenced and there is a large landscaped garden to the rear with a shed to provide ample storage space.

Internally, the property boasts both bright and spacious living accommodation.

The well-maintained interior includes a spacious lounge, modern kitchen, with adjoining dining room and spacious bedrooms and a large attic conversion which can be accessed by a stira. The master bedroom includes an ensuite bathroom.

Within walking distance to all local primary and secondary schools, shops, gyms, bars, cafes, restaurants and transport links to Dublin with a regular bus service just outside of the development.

FEATURES

- Gas fired central heating
- Double glazed PVC windows
- PVC fascia and soffit
- Cul de sac location
- Open green space to the front
- Concrete driveway
- Landscaped garden with mature trees
- Garden shed
- Walking distance to Navan Town Centre
- Ready for immediate occupation





FIXTURES & FITTINGS

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



ACCOMMODATION

Entrance Hall

15'8" x 6'2"

With tiled flooring.

Lounge

18'8" x 10'5"

With wooden flooring, feature fireplace with open fire and coving.

Kitchen / Dining Room

17'8" x 13'5"

With tiled flooring, modern cream built in wall and floor units with wooden worktop, Belfast sink, oven/hob, extractor fan, fridge/freezer, washing machine and coving.

Guest w.c.

5'6" x 3'7"

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

Landing

10'2" x 6'10"

With wooden flooring.

Bedroom 1

15'5" x 11'5"

With wooden flooring and built-in wardrobes.

Ensuite

6'10" x 4'11"

with wooden flooring w.c., w.h.b. and shower.

Bedroom 2

11'9" x 10'2"

With wooden flooring.

Bedroom 3

8'10" x 8'2"

With wooden flooring.

Bathroom

6'10" x 5'10"

With wooden flooring, partially tiled walls around the wet areas, w.c., w.h.b. and bath.

Attic Room

22'7" x 17'4"

With wooden flooring and Velux windows x 3.

DIRECTIONS

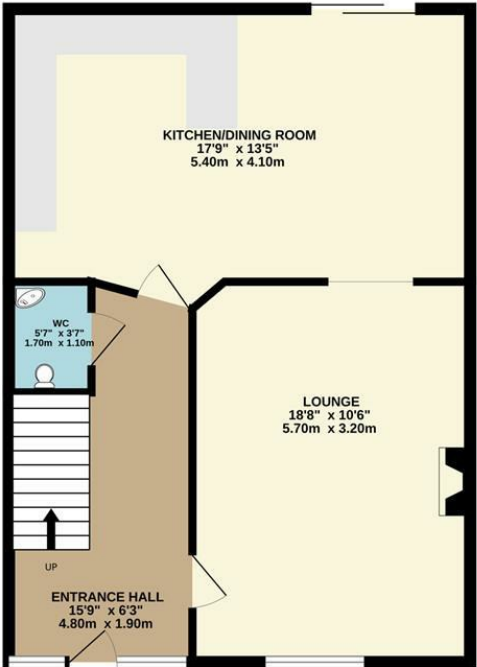
EIRCODE: C15 F9K0

From Dublin travel along the M3 into Navan. In Navan turn left at the second set of traffic lights. Continue straight and at the roundabout take the first left out the Trim Road. Pass Lidl on the left and Supervalu on your right and Balreask Village is the 2nd estate on the right-hand side. Take the 7th left and the property is on the left-hand side.

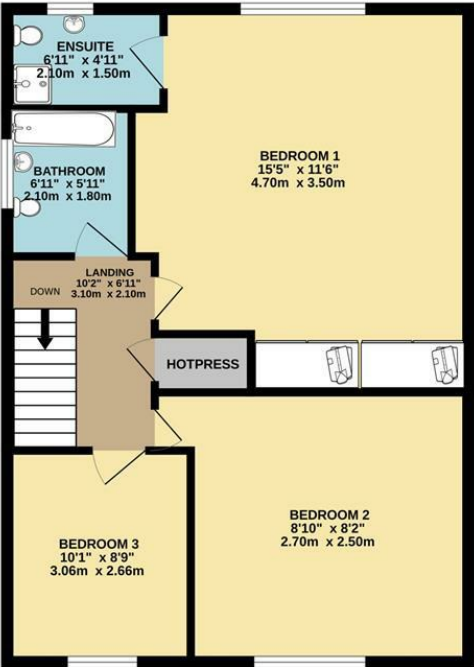


FLOOR PLAN

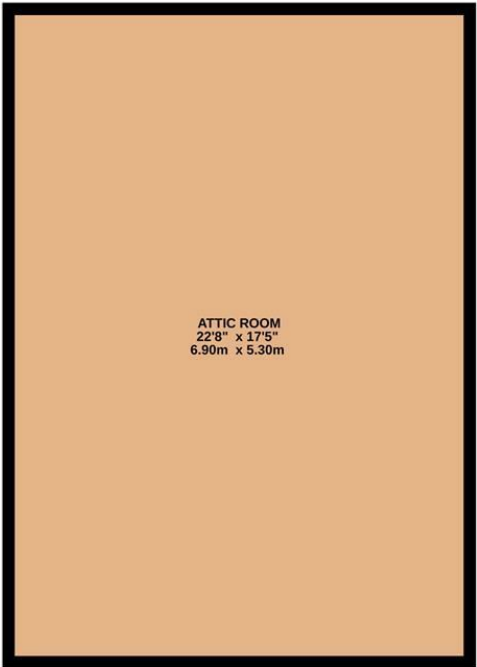
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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