



33 Chestnut Grove, Beaufort Place, Navan, Co. Meath C15 F3P3


€325,000







Superb 3-bedroom end of row semi-detached residence located in the ever-popular Beaufort Place in the bustling town of Navan.

33 Chestnut Grove, Beaufort Place, Navan, Co. Meath C15 F3P3

 1022.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

This elegant and spacious property is presented in excellent condition throughout.

The property boasts many features such as spacious living accommodation, fully fitted kitchen, front driveway and large rear garden.

Beaufort Place is in an excellent location being within a stone's throw to all amenities of the surrounding Navan area. The M3 motorway is located close by and provides an easy reach to the M50 in Dublin. Access to schools creches and shops are all within sight of the development making it a sought after location for homebuyers.

Number 33 is sure to attract a lot of interest and early viewing is advised to appreciate the sheer quality on offer behind the door of this superb home.

FEATURES

- Gas fired central heating
- Very popular estate
- Walled in rear garden
- Maintenance free exterior
- Double glazed windows
- Upgraded front door
- Move in condition





FIXTURES & FITTINGS

All flooring, curtains, blinds appliances, light fittings and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

17'0" x 6'4"
With lino flooring.

Lounge

19'6" x 11'10"
With wooden flooring, feature fireplace with gas fire insert.

Kitchen/Dining Room

19'1" x 10'11"
With lino flooring, built in wall and floor units, oven / hob and extractor fan.

Guest W.C

5'2" x 2'5"
With lino flooring, w.h.b and w.c.

Landing

10'5" x 6'9"
With carpet.

Bedroom 1

12'8" x 10'11"
With carpet and built in wardrobes.

Ensuite

5'6" x 4'10"
With lino flooring, w.h.b, w.c and shower.

Bedroom 2

11'5" x 9'8"
With carpet and built in wardrobes.

Bedroom 3

9'2" x 7'6"
With carpet and built in wardrobes.

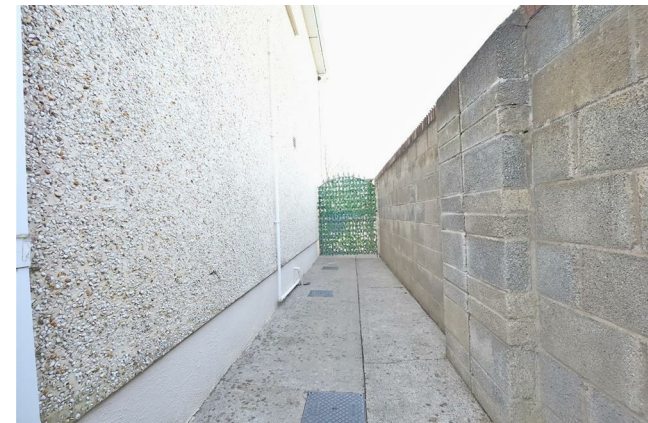
Bathroom

6'11" x 6'11"
With lino flooring, partially tiled walls around the wet areas, w.h.b, w.c and bath.

DIRECTIONS

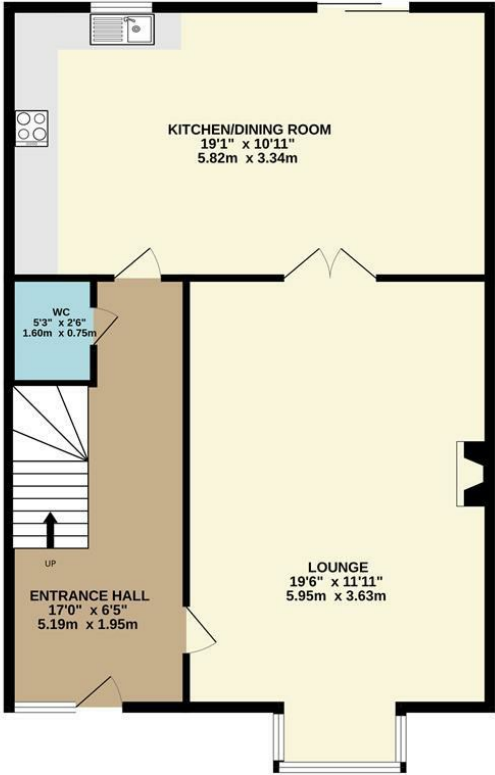
From Dublin travel into Navan along the M3. Exit at Junction 8. Travel towards Navan Town and at the 4th set of traffic lights turn right up Flowerhill. Continue to the roundabout and go straight out the Kingscourt Rd. Take the left before the Topaz Station into Beaufort Place. Take the first left and follow the road around to Chestnut Court on your left hand side identified by our for sale sign

EIRCODE: C15 F3P3

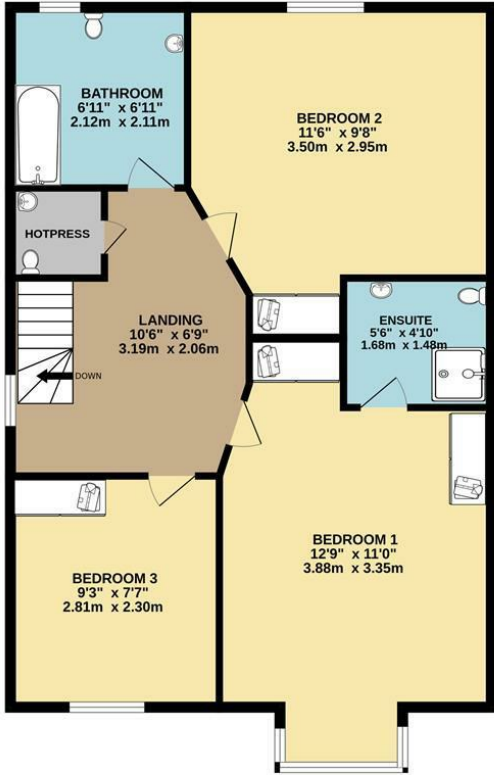


FLOOR PLAN

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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