








Superb 3-bedroom semi detached residence in a sought after development close to Navan town.

This elegant and spacious property of c. 1100sq/ft. is presented in excellent condition throughout.

58 Blackwater Abbey Navan Co. Meath C15 E4F8

 1100.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

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

Number 58 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.

Walking distance to all the amenities in Navan and a 5-minute drive to the M3 Motorway.

Accommodation includes Entrance Hall, Guest w.c, Lounge, Dining Room, Kitchen, 3 Bedrooms Master Ensuite and Main Bathroom.

FEATURES

- Excellent condition throughout
- Oil heating
- Maintenance free exterior
- Double glazed windows
- Peaceful Location
- Ideal Starter Home





FIXTURES & FITTINGS

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

ACCOMMODATION

Entrance Hall

14'4" x 5'9"
With tiled flooring.

Lounge

16'6" x 12'8"
With wooden flooring and feature mantel piece with open fire.

Dining Room

11'6" x 8'9"
With wooden flooring.

Kitchen

11'6" x 9'8"
With tiled flooring, built in wall and floor units, oven/hob and extractor fan.

Guest w.c.

6'2" x 2'8"
With tiled flooring, w.h.b and w.c.

Landing

With wooden flooring.

Bedroom 1

12'7" x 10'10"
With wooden flooring and built in wardrobes.

Ensuite

10'10" x 4'0"
With tiled flooring, tiled walls, w.h.b., w.c. and shower.

Bedroom 2

11'3" x 10'3"
With wooden flooring and built in wardrobes.

Bedroom 3

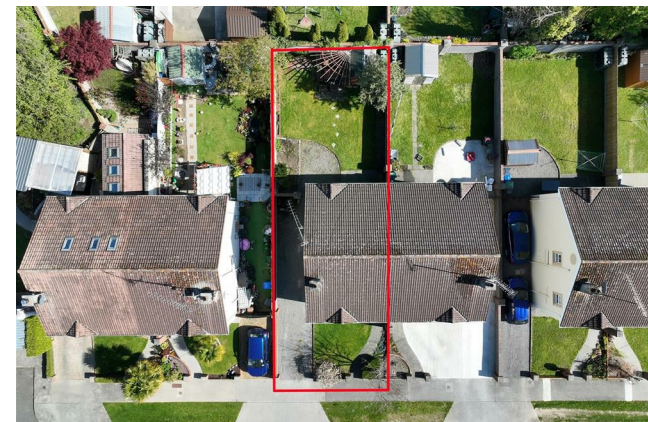
11'6" x 8'2"
With wooden flooring and built in wardrobes.

Bathroom

6'11" x 5'6"
With vynl flooring, tiled walls, w.h.b, w.c and bath.

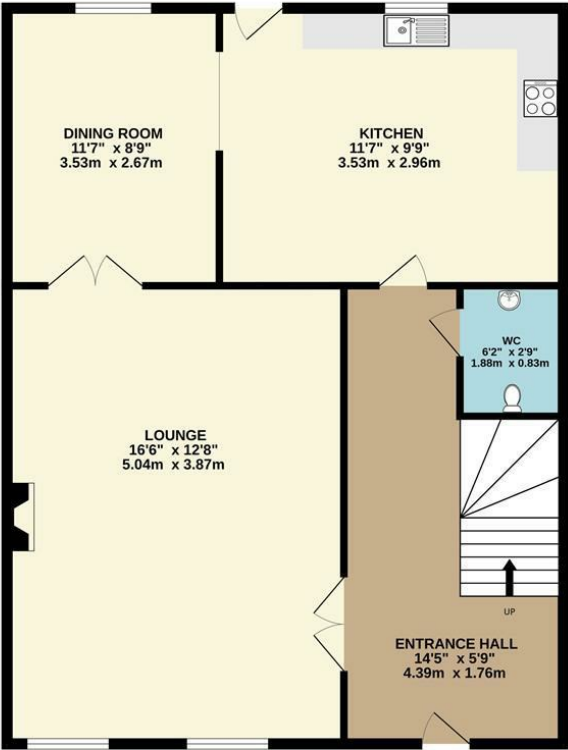
DIRECTIONS

EIRCODE: C15 E4F8

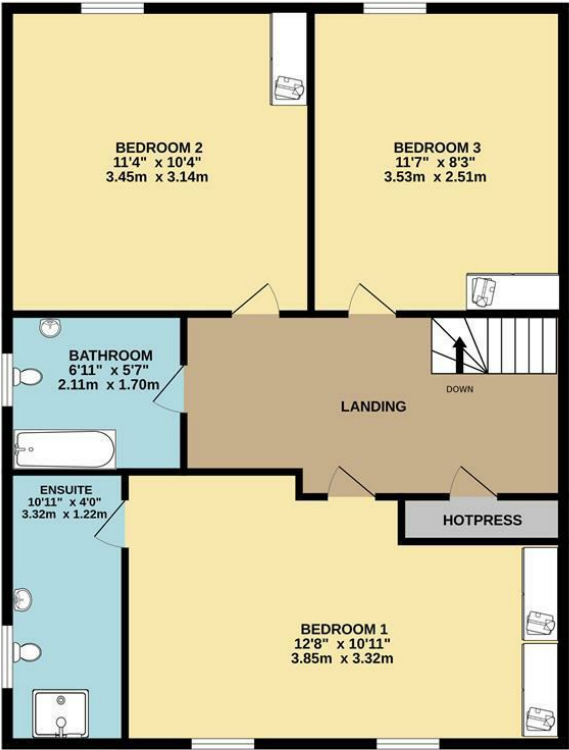


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1100sq.ft. (102.2 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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