





An excellent 3 bedroom semi detached home extending to c.100 sq.m. located in the popular residential area of The Paddocks.

This is a very impressive home which is extremely well presented.

# 48 The Paddocks, Navan, Co. Meath C15 WDW3

 1076.00 sq ft

 3 Bedrooms

 3 Bathrooms

## INTRODUCTION

No 48 benefits from many features including attractive full brick façade, extended kitchen, top quality flooring, beautifully landscaped rear garden with well appointed patio area and large driveway to the front with carefully manicured lawns with raised flowerbeds.

This property is excellently positioned to the front of the development overlooking a large and very well maintained green open space.

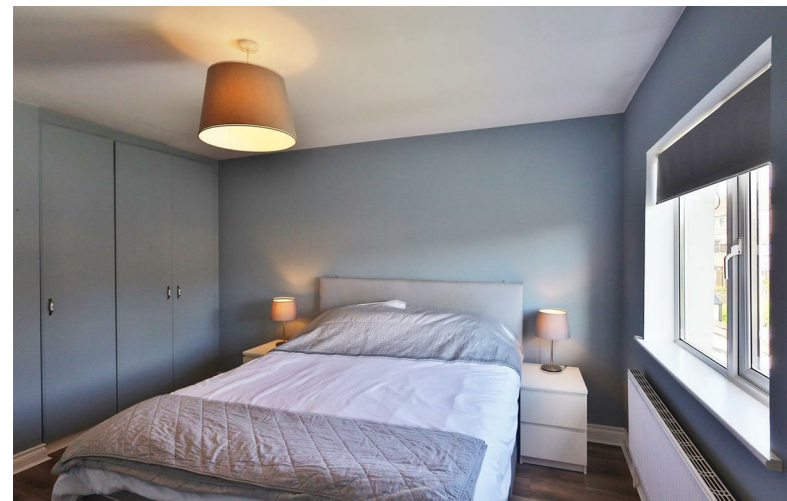
It is within walking distance to Navan Town Centre, the wide variety of amenities in Blackcastle Shopping Centre including Post Office and sporting facilities such as the Aura Leisure Complex, Simonstown GAA and Blackwater Park are also on the doorstep. The newly opened Tesco is located in Cluain Adain which is adjacent to the Paddocks.

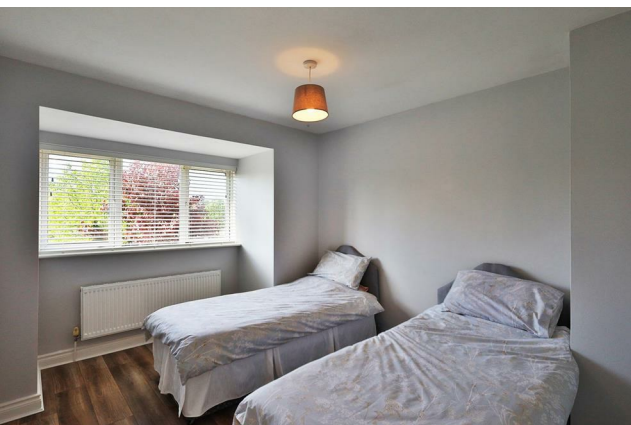
The new 30km greenway is a 5 minute walk away also. There is a regular local bus route and the property is walking distance to the well serviced daily bus route to Dublin.

Accommodation includes Entrance Hall, Lounge, Kitchen, Dining Room, Utility, Guest w.c., 3 Bedrooms (Master Bedroom Ensuite) and Family Bathroom.

## FEATURES

- Excellently presented throughout
- Modern kitchen with ample storage
- Gas fired central heating
- Fully alarmed – Phone watch
- Side entrance with wooden gate
- Attractive maintenance free exterior with red brick facade
- Brick piers to the front with concrete driveway
- Landscaped garden with patio area
- Garden Shed
- PVC double glazed windows
- PVC fascia and soffit





### **FIXTURES & FITTINGS**

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

## ACCOMMODATION

### Entrance Hall

20'10" x 5'7"

With tiled flooring, hardwood door with glass side panels and coving.

### Lounge

19'3" x 11'6"

With feature wooden fireplace with cast iron insert (gas fire), wooden flooring, coving, and double doors with glass inserts to the dining room.

### Dining Room

10'6" x 8'11"

With wooden flooring and coving.

### Kitchen

15'1" x 8'8"

With tiled flooring, built in wall and floor units which have been extended, stainless steel sink unit, oven, hob, extractor fan, fridge freezer, plumbed for dishwasher, over counter lighting, built in breakfast counter, splash back tiling and sliding doors to the rear garden.

### Utility

4'8" x 3'11"

With tiled flooring and plumbed for washing machine.

### Guest w.c.

5'8" x 2'6"

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

### Landing

With carpet and hotpress.

### Bedroom 1

12'5" x 10'6"

With wooden flooring and built in wardrobes.

### Ensuite

6'9" x 4'9"

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

### Bedroom 2

13'6" x 9'10"

With wooden flooring and built in wardrobes.

### Bedroom 3

8'7" x 7'6"

With wooden flooring and built in wardrobes.

### Bathroom

6'10" x 5'5"

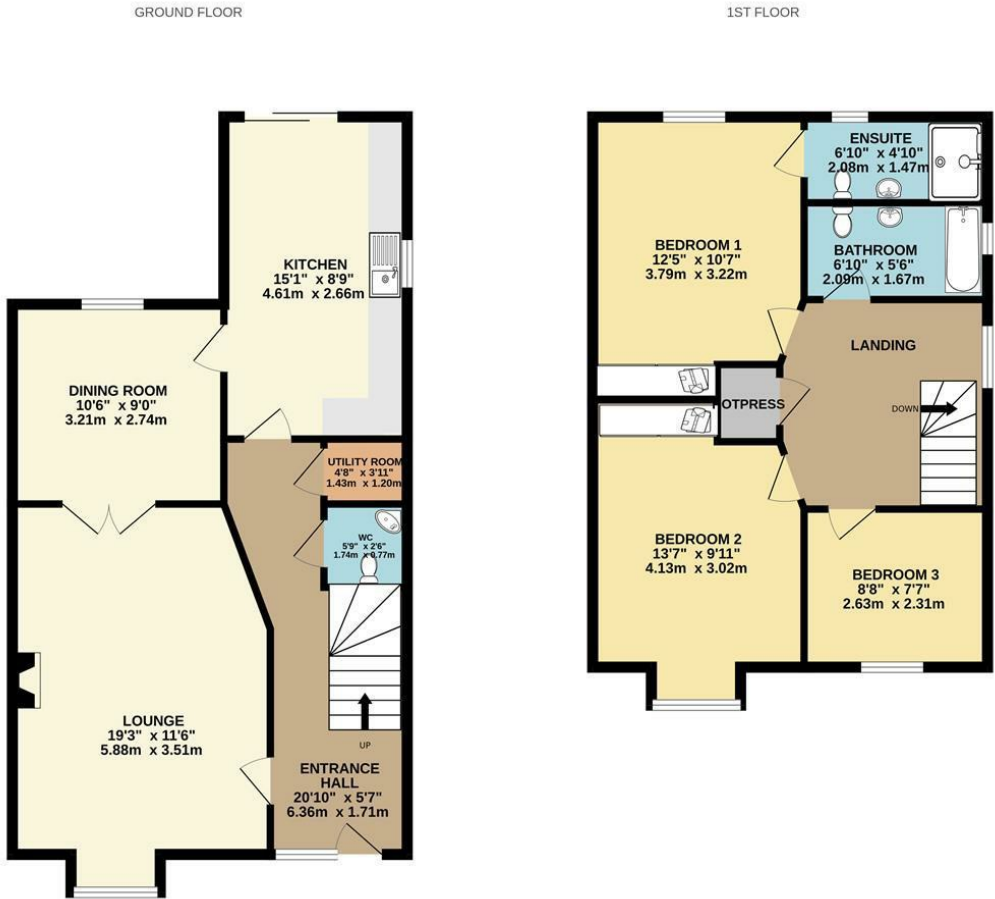
With tiled flooring, tiled walls, w.c., w.h.b and bath.

## DIRECTIONS

Eircode: C15 WDW3



FLOOR PLAN



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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 is given as to their operability or efficiency can be given.

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