



Raymond Potterton & Co. proudly present this stunning semi-detached home to the market, situated nicely within the development. The property is presented in turnkey condition.

1 Cois Glaisin Heights, Navan, Co. Meath

 1420.00 sq ft

 4 Bedrooms

 3 Bathrooms

This A-rated house, completed in 2020, is decorated to a high standard throughout and is ideally located within the popular Cois Glaisin development. The property benefits from two parking spaces to the front and a large, fully landscaped rear garden.

This is an exceptionally spacious 4-bedroom semi-detached family home which, combined with numerous upgrades, makes it an ideal choice for first-time buyers, trade-up buyers, and investors alike. The property is excellently positioned in a desirable residential area within walking distance of Old Johnstown Village, SuperValu Johnstown, and both primary and secondary schools.

Transport links to Dublin are second to none, being just a stone's throw from the M3 Motorway, with a 25-minute drive to the M50. The NX Bus service is also on your doorstep, offering a 24-hour route to the city centre.

Accommodation includes: Entrance Hall, Lounge, Study, Kitchen/Dining Room, Utility Room, Guest W.C., 4 Bedrooms (Master Bedroom Ensuite), and Family Bathroom.

FEATURES

- A-Rated Home
- Gas-fired Central Heating
- PV Panels
- Garden Shed
- Feature Wooden Shutter Blinds
- Turnkey Condition
- 25 Minutes to M50





FIXTURES & FITTINGS

All flooring, radiator covers, feature wooden blinds, oven, hob, dishwasher, fridge, and garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

20'0" x 6'9"

With wooden flooring.

Lounge

11'1" x 13'5"

With wooden flooring.

Kitchen/Diningroom

26'10" x 11'10"

With wooden flooring, built in wall and floor units, oven, hob, extractor fan and integrated dishwasher.

Utility Room

6'2" x 4'7"

With wooden flooring, washing machine and tumble dryer.

Guest w.c.

5'2" x 4'7"

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

Playroom

11'4" x 8'6"

With wooden flooring.

Landing

11'5" x 10'4"

With carpet.

Bedroom 1

11'10" x 11'0"

With wooden flooring and built in wardrobes.

En-Suite

6'8" x 6'3"

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

Bedroom 2

10'11" x 10'5"

With wooden flooring and built in wardrobes.

Bedroom 3

12'1" x 8'5"

With wooden flooring and built in wardrobes.

Bedroom 4

8'11" x 6'7"

With wooden flooring.

Bathroom

8'6" x 5'9"

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

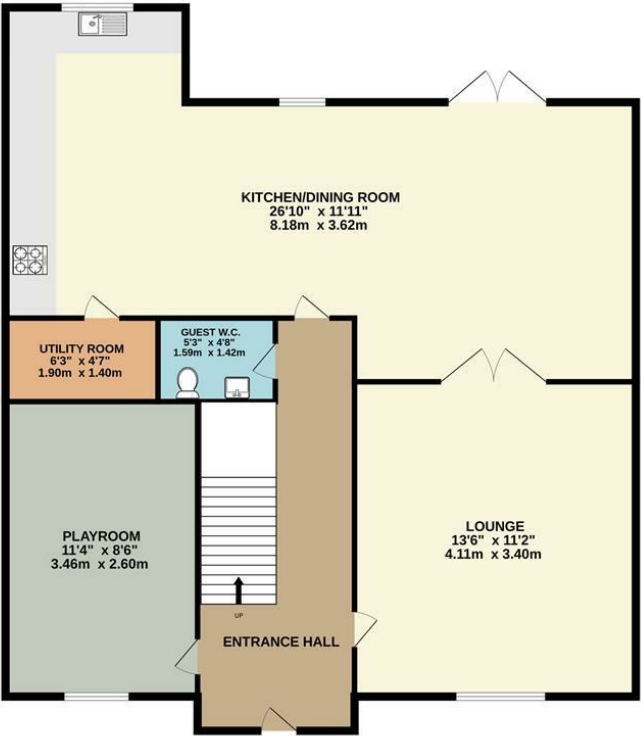
DIRECTIONS

From Dublin, take the M3 Motorway to Navan and exit at Junction 8 (Navan South). Continue to the roundabout and take the 2nd exit. Travel to the traffic lights and turn left onto Metges Road. Continue straight and take the 2nd right into Cois Glaisin. Follow the signposts for The Heights, and number 1 is located on the left-hand side.

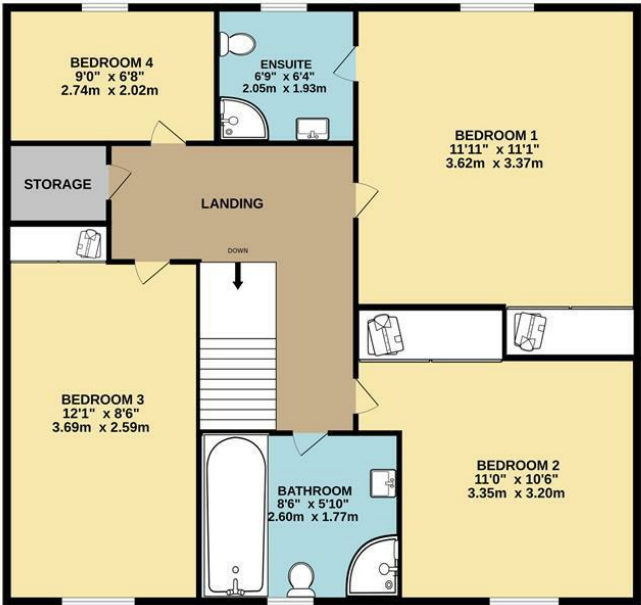


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1421sq.ft. (132.0 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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