










An outstanding 4-Bedroom Detached Residence with Garage.

We are delighted to present this exceptional four-bedroom detached residence with garage, ideally located in the mature and highly sought-after development of Old Balreask Woods, just off the Navan–Dublin Road.

# 98 Old Balreask Woods Navan Co. Meath C15 EY6T

 1350.00 sq ft

 4 Bedrooms

 3 Bathrooms

This spacious and beautifully proportioned home offers superb living accommodation throughout. The ground floor comprises a welcoming Entrance Hall, a bright Lounge with double doors opening into the Dining Room, a fully fitted kitchen, a large Utility Room, a guest W.C. and large Garage.

Upstairs, the accommodation includes four well-sized bedrooms, including a Master Bedroom with Ensuite, along with a main Family Bathroom.

Old Balreask Woods is situated in just off the Dublin Road, one of Navan's most desirable residential areas. The location offers a peaceful suburban setting while being within walking distance of a host of amenities. Nearby you'll find SuperValu, Johnstown Shopping Centre, primary and secondary schools, gyms, restaurants, and cafés. The area is also serviced by public transport and is just a 2-minute drive to the M3 motorway, making commuting to Dublin fast and convenient.

This home is ideal for family living and provides excellent access to Navan town centre and surrounding areas. Early viewing is strongly recommended, as a property of this calibre in such a well-established location is expected to attract strong interest.

## FEATURES

- Bright and spacious living accommodation
- Excellent condition throughout
- Gas fired central heating
- Located in a sought-after development just off the Dublin Road
- Peaceful setting in a mature estate
- Large garage with potential to convert
- Electric garage door
- Upgraded heating system







### **FIXTURES & FITTINGS**

All flooring, curtains, blinds, Fridge, freezer, oven, hob and dishwasher are included in the sale.

## ACCOMMODATION

### Entrance Hall

7'6" x 14'7"

With wooden flooring.

### Lounge

11'0" x 16'9"

With carpet, feature mantle piece and open fire.

### Kitchen / Dining Room

10'9" x 18'7"

With tiled flooring, built in wall and floor units, oven/hob, extractor fan, dishwasher and fridge/freezer.

### Utility Room

8'5" x 10'3"

With tiled flooring and built in wall and floor units.

### Guest w.c.

3'3" x 5'10"

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

### Bedroom 1

12'3" x 13'0"

With wooden flooring and built in wardrobes.

### En-Suite

5'9" x 5'11"

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

### Bedroom 2

8'11" x 12'7"

With wooden flooring and built in wardrobes.

### Bedroom 3

9'1" x 12'7"

With wooden flooring and built in wardrobes.

### Bedroom 4

9'1" x 9'6"

With wooden flooring and built in wardrobes.

### Bathroom

7'1" x 7'10"

With tiled flooring, w.c., w.h.b., bath with overhead power shower.

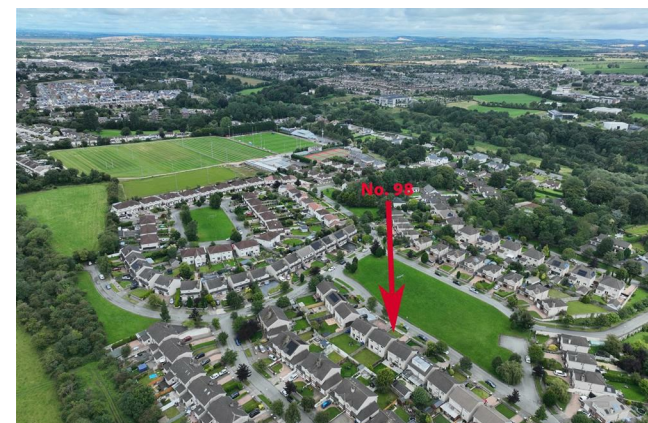
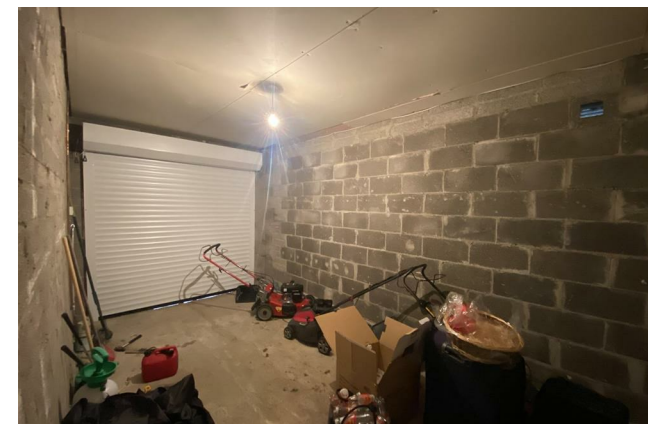
### Garage

16'0" x 7'10"

With electric garage door. Potential for conversion.

## DIRECTIONS

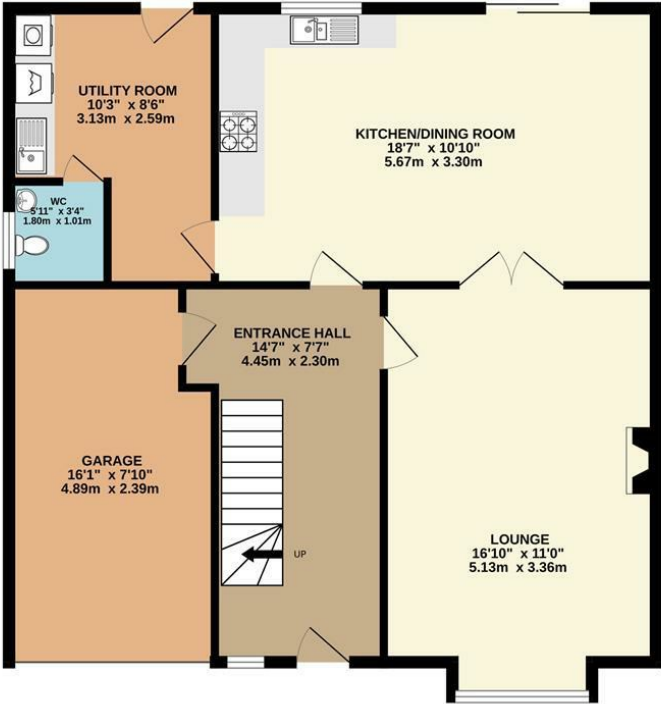
From Dublin, take the M3 motorway and exit at Junction 8 for Navan. Travel towards Navan town and turn left at the Ardboyne Hotel. Pass Navan Rugby Club and take the right turn into Oakleigh. Take the first left into Old Balreask Woods, then take the first right and left again. The property is located on the right-hand side, clearly identified by our 'For Sale' board.



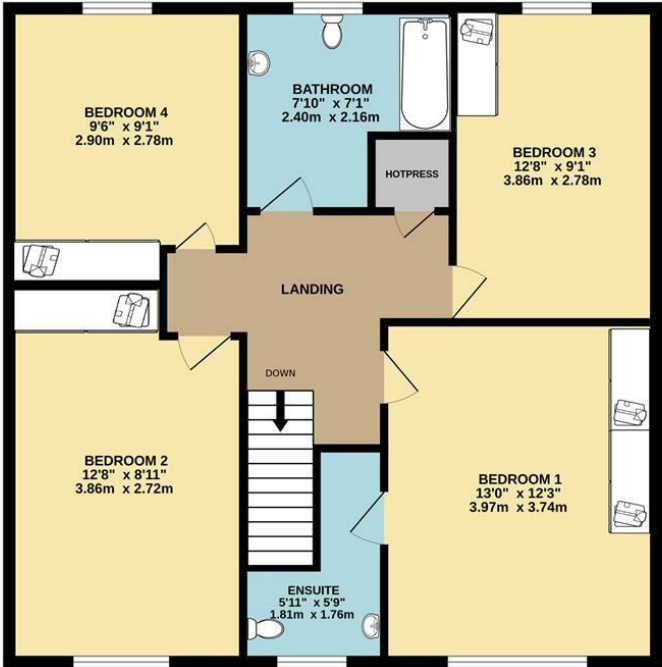


FLOOR PLAN

GROUND FLOOR



1ST 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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