




An excellent 3 bedroom end terrace located in the sought after development Ruxton Oaks just off the Slane Road in Navan Town.

The property is lovely positioned to the rear of the site with a large green open space overlooking the River Boyne and a mature oak tree.

13 The View, Ruxton Oaks, Navan, Co. Meath C15 N7FN

 1033.00 sq ft

 3 Bedrooms

 3 Bathrooms

INTRODUCTION

Finished to a lovely standard with park brick façade, cream double glazed windows and doors complimented with cobblelock driveway offering space for 2 cars.

The back garden has been fully landscaped and offers a gorgeous large patio area.

Internally this property offers a high end finish with top quality kitchen, flooring, tiling and built in media storage.

This property is just three years old and offers an ideal opportunity to purchase an 'A' home which is ready for immediate occupation.

Excellently located just off the Slane Road walking distance to Navan Town Centre. Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Lounge, Kitchen, Utility, Guest w.c., 3 Bedrooms (Main ensuite) and Bathroom.

FEATURES

- Air to water heat pump
- Landscaped rear garden
- Exceptional interior décor
- Top quality flooring
- PVC double glazed windows
- PVC fascia and soffit





FIXTURES & FITTINGS

All flooring, blinds, curtains, light fittings, oven, hob, extractor fan, integrated dishwasher and integrated fridge freezer are included in the sale. (Water filter system not included)

ACCOMMODATION

Lounge

16'6" x 14'9"

With wooden flooring, built in floating media storage unit and wall mounted TV connections.

Inner Hall

8'2" x 3'5"

With wooden flooring.

Kitchen / Dining

16'6" x 12'0"

With tiled flooring, built in modern wall and floor units with wooden worktop, stainless steel sink unit, Bellina oven / hob, extractor fan, integrated dishwasher, integrated fridge freezer and patio doors to the garden.

Utility

7'4" x 5'1"

With tiled flooring, built in unit with counter top, plumbed for washing machine and tumble dryer.

Guest w.c.

5'1" x 4'10"

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

Landing

With carpet, hotpress and stairs to the attic.

Bedroom 1

14'4" x 10'2"

With wooden flooring.

Walk in Wardrobe

5'11" x 5'8"

With carpet and built in hanging storage.

Ensuite

5'11" x 5'10"

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

Bedroom 2

10'0" x 8'10"

With wooden flooring.

Bedroom 3

10'0" x 7'3"

With wooden flooring.

Bathroom

7'7" x 4'11"

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

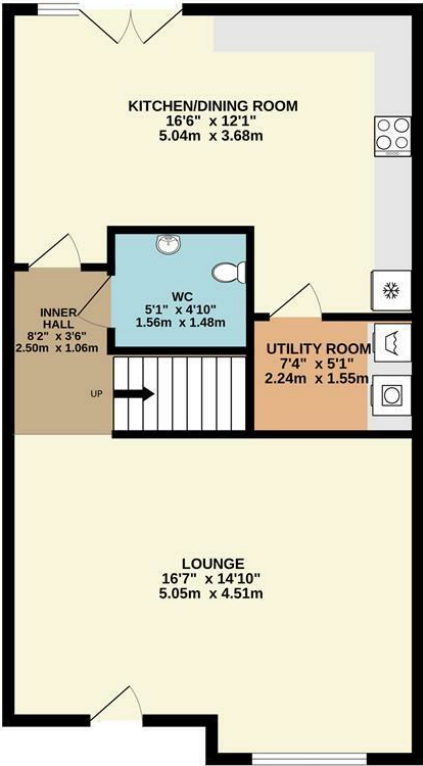
DIRECTIONS

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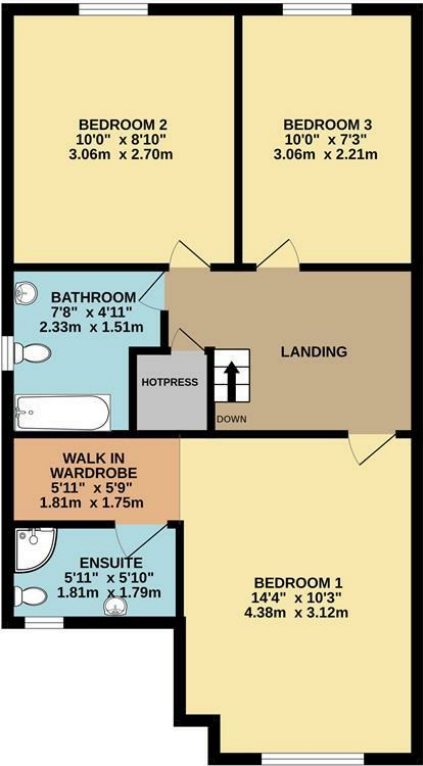


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1033sq.ft. (96.0 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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