

An exceptional 4 bedroom semi detached residence extending to 154 sq.m. with an open plan living room extension to the rear and an attic conversion. This is a brilliant opportunity to purchase an A rated home that has it all.



# 15 Cois Glaisin Park Navan Co. Meath C15 X62W



1658.00 sq ft



4 Bedrooms



4 Bathrooms

## INTRODUCTION

This property was constructed in 2016 to the highest standards of craftsmanship and was extended and upgraded only 3 years ago.

The modern extension and upgraded top quality kitchen provide the ultimate in modern living in this home. The kitchen is fitted with high end appliances, and the vaulted panes creates a living area flooded with light.

Similar to a showhouse finish this property needless to say is in turnkey condition.

The property enjoys a lovely part red brick façade and is complimented with a sunny back garden which has been fully landscaped with paving, has a wide side access and a well placed garden shed.

The driveway is finish with cobblelock and providing ample room for parking two cars. The residence enjoys a lovely end site in a quiet cul de sac location.

Located in Navan's popular residential development Cois Glaisin is positioned on the Dublin side of Navan Town with all the local facilities of Johnstown and the Bailis Centre on the door step.

Easy access to the M3 and N3 with N2 also within close proximity.

Accommodation includes Entrance Hall, Lounge / Bedroom 4, Open plan Kitchen / Living, Utility, Guest W.C., Attic Room, Storage Room, 3 Bedrooms (Master Bedroom Ensuite) and Bathroom.

## FEATURES

- Gas heating & solar panels
- Alarmed
- Exceptional interior décor
- Extremely modern kitchen
- New open plan living area post extension
- Top quality flooring
- Landscaped rear garden
- PVC double glazed windows
- PVC fascia and soffit
- Garden Shed







### **FIXTURES & FITTINGS**

All flooring, blinds, curtains (Except Bedroom 1), light fittings, oven, hob, extractor fan, integrated dishwasher, integrated microwave, Samsung interactive family fridge, integrated wine fridge, washing machine, tumble dryer, Dyson, 2 wall mounted electric fires and garden shed are included in the sale.



## ACCOMMODATION

### Entrance Hall

21'7" x 4'1"

With composite front door with glass inserts, wooden flooring, feature panelled wall, radiator cover and under-stairs storage.

### Lounge / Bedroom 4

16'11" x 11'1"

With wooden flooring and wall mounted electric fire.

### Kitchen / Living

31'8" x 14'2"

Kitchen extremely modern and completely upgraded recently by Archwood Construction with modern graphite matt handleless finish to the built in wall and floor units finished with a white quartz worktop and quartz splashback with under cabinet lighting, pantry station, interactive Samsung smart family fridge, oven, built in microwave, hob and extractor fan. Waterfall quartz centre island with sink, integrated dishwasher, wine fridge and suitable for 3 custom made stools.

Open plan to Living area with modern extension with vaulted ceiling with recessed lights, large glass sliding doors combined with triangular shaped gable window overlooking the rear landscaped garden. Feature media wall with wall mounted electric fire, feature strip light and wall mounted graphite radiator. The entire Kitchen / Living area offers a lovely modern grey wooden flooring.

### Utility

4'2" x 3'8"

With wooden flooring, built in counter, washing machine, tumble dryer and wall mounted Dyson.

### Guest w.c.

4'8" x 4'5"

With tiled floor, w.c. and w.h.b. and radiator cover.

### Landing

With carpet and hotpress.

### Bedroom 1

11'6" x 11'5"

With carpet and built in wardrobes.

### Ensuite

8'11" x 3'5"

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

### Bedroom 2

14'4" x 9'10"

With carpet and built in wardrobes.

### Bedroom 3

12'3" x 6'11"

With carpet.

### Bathroom

7'8" x 5'2"

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

### Attic Landing

10'7" x 4'7"

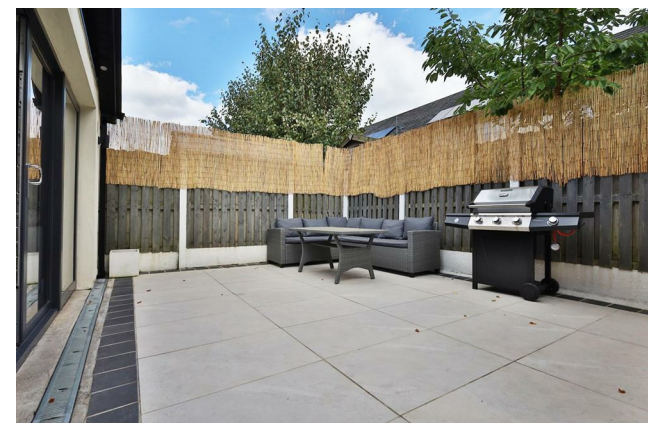
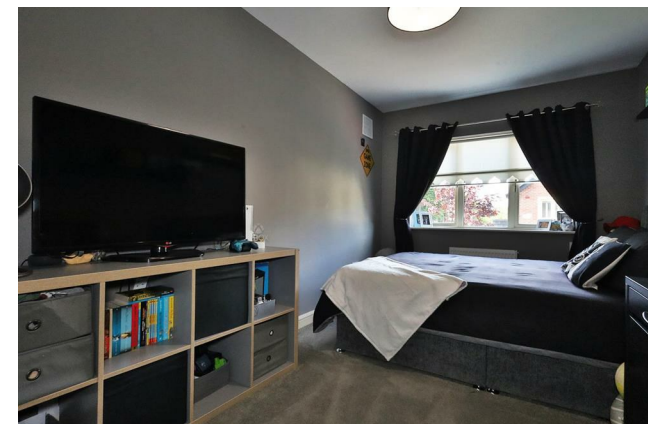
With carpet and velux window.

### Attic Room

With carpet and 2 velux windows. Storage room off 2.1 x 1.35 Fully tiled with w.c., wall mounted w.h.b. and shower.

## DIRECTIONS

EIRCODE: C15 X62W



FLOOR PLAN



TOTAL FLOOR AREA : 1658sq.ft. (154.0 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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